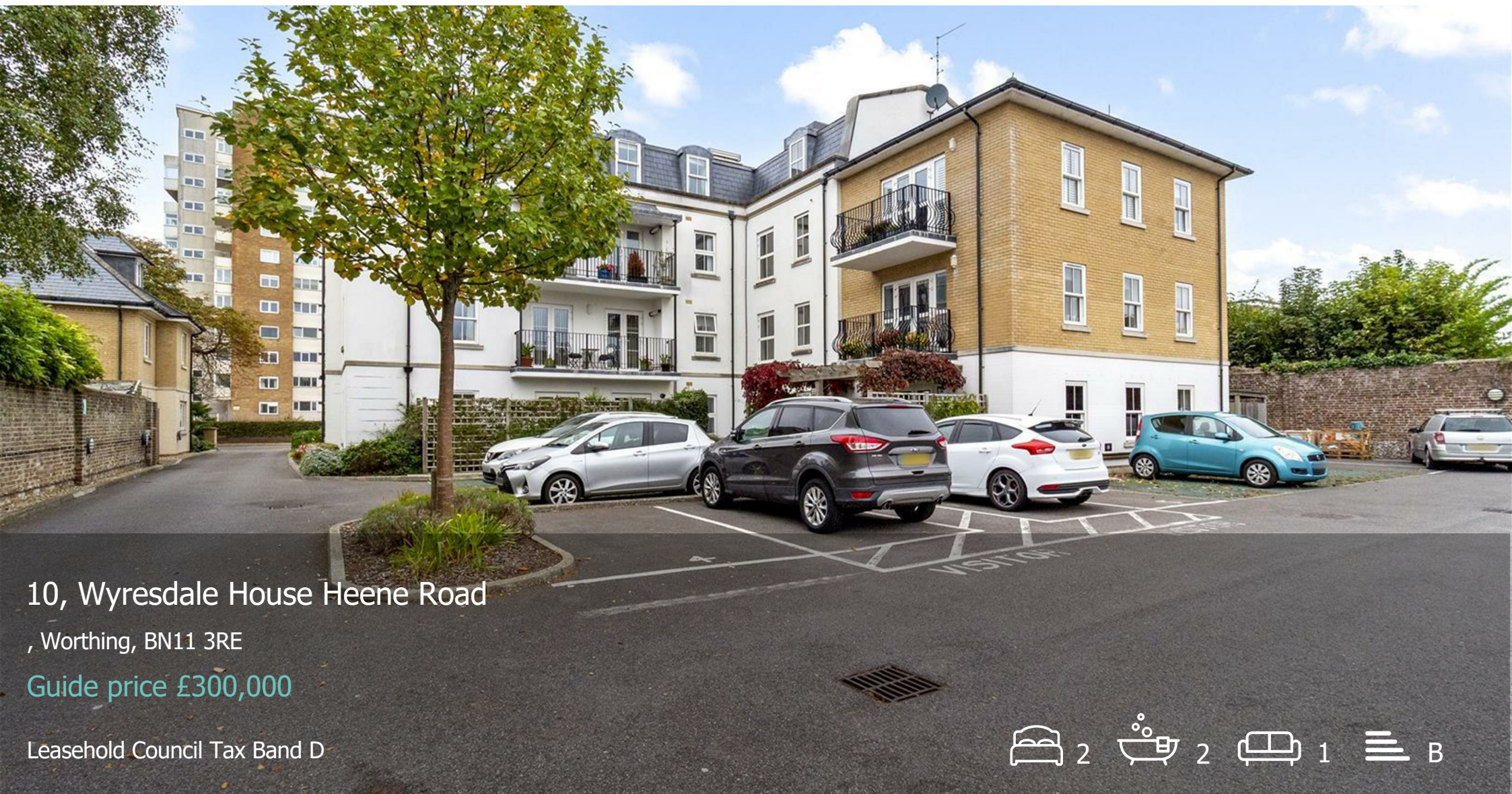




10, Wyresdale House Heene Road

, Worthing, BN11 3RE

Guide price £300,000

Leasehold Council Tax Band D

A striking and beautifully presented second floor apartment, in this sought after over 55's development. Built in 2015 by award winning builders Roffey Homes, this stunning apartment offers spacious accommodation.

Situated on the second floor and accessed by either a passenger lift or stairs from the communal hallway, the apartment offers fabulous open plan living. As you enter the apartment you are welcomed into the hallway which has doors giving access to the sitting/dining room, both bedrooms, bathroom and store.

The delightful double aspect sitting/dining room is flooded with natural light and has double doors leading onto your private balcony. The sitting/dining room opens to a stunning fitted kitchen with range of integrated Bosch appliances and also benefits from double doors to the private balcony.

The main bedroom has fitted wardrobes and stunning en-suite shower room. The second bedroom is a comfortable double room with built in wardrobes. There is a stylish and modern bathroom with white suite.

Outside there is an allocated parking space and visitors parking to the rear of the block. The apartment benefits from gas central heating and secure entry phone system.

The apartment is located approximately 350 yards from Worthing seafront and is close to the town centre with it's comprehensive range of shops, bars, cafes and restaurants. Worthing mainline train station is approximately a mile away.

The apartment is being sold with no chain.

Approximately 109 years remaining on the lease
Ground rent £389.50 p.a.
Service charge £3,156.48 p.a.

Communal entrance hall

Private entrance hall





Sitting/dining room
19'6 x 15'5 (5.94m x 4.70m)

Kitchen
12'2 x 10 (3.71m x 3.05m)

Balcony

Bedroom 1
21'1 (max) x 10'3 (6.43m (max)
x 3.12m)

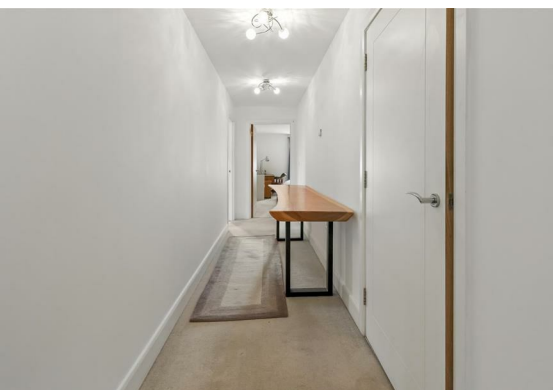


En-suite shower room
7'10 x 6'6 (2.39m x 1.98m)

Bedroom 2
12'2 x 10 (3.71m x 3.05m)

Bathroom
7'2 x 6'6 (2.18m x 1.98m)

Store cupboard
6'6 x 4'3 (1.98m x 1.30m)

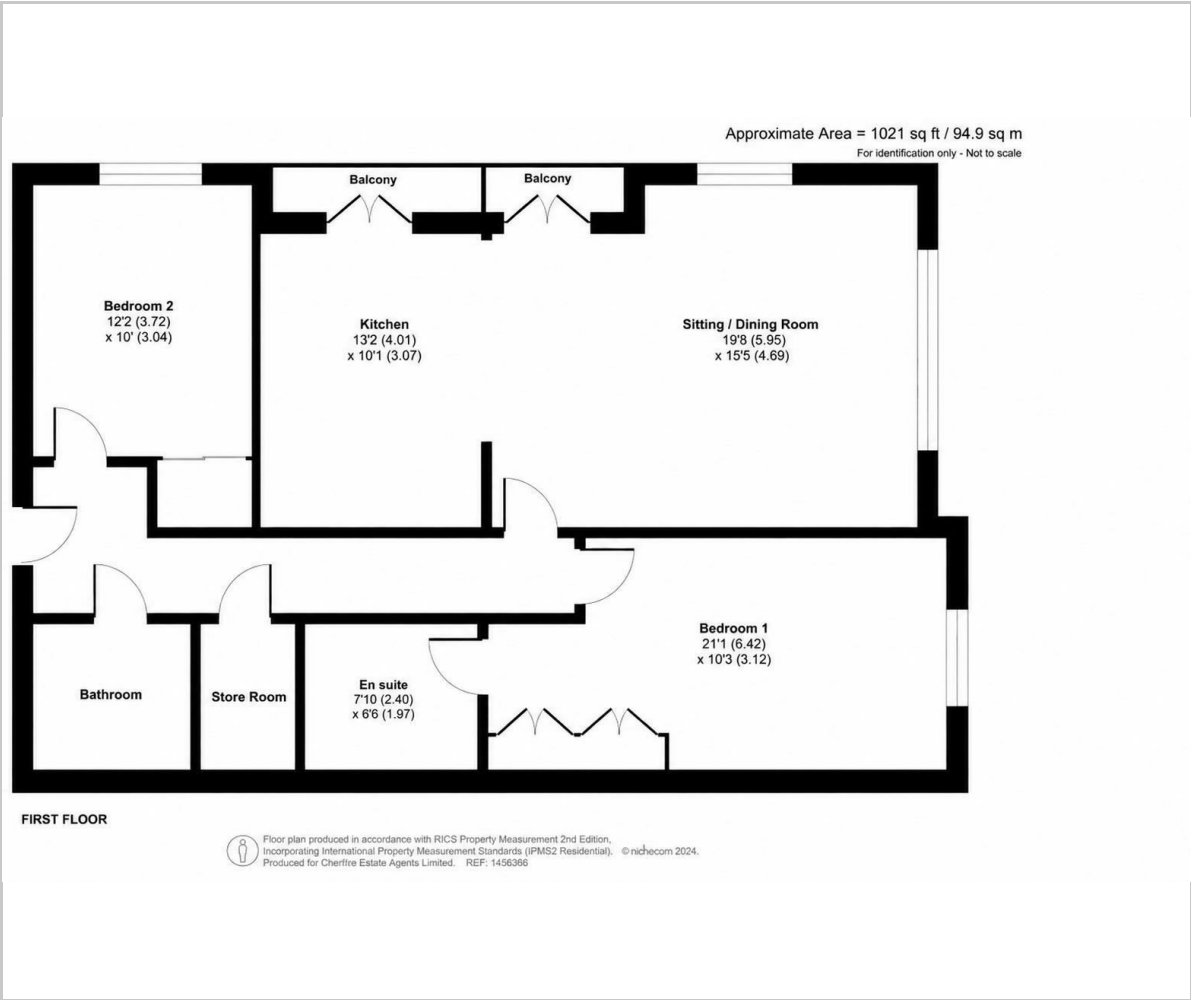


Allocated parking space

Additional ground floor storage
cupboard



Floor Plan



Viewing

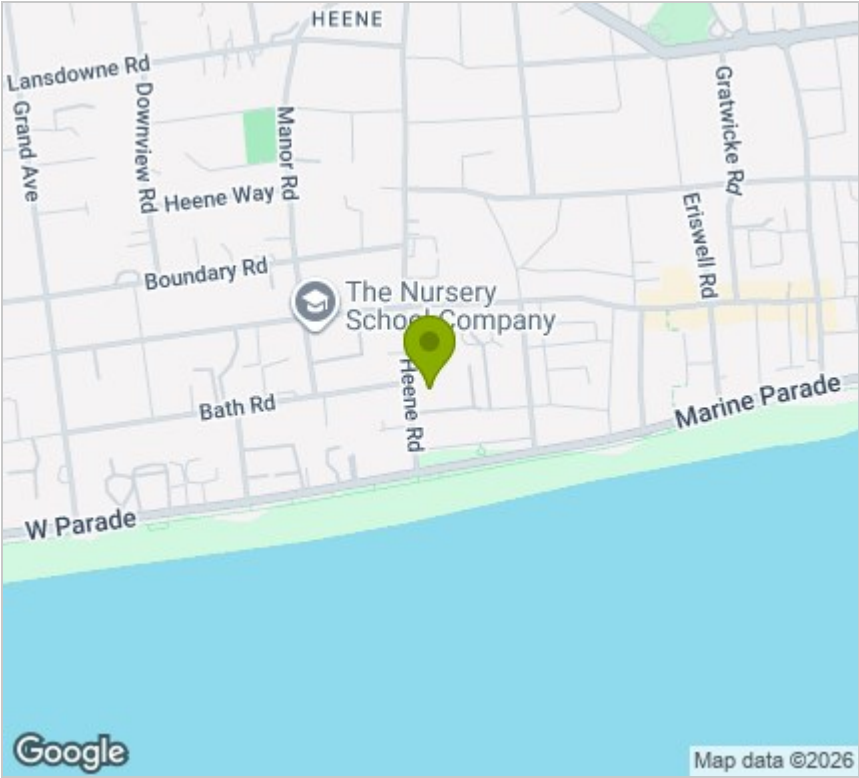
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

