



Flat 2 136 Heene Road, Worthing, BN11 4PJ

Asking Price £250,000



We are delighted to bring to the market this two bedroom GROUND FLOOR apartment. Internally the accommodation briefly comprises; two bedrooms, 18ft living room, separate kitchen and bathroom. Externally you have access to residents parking and private GARAGE. The property also has access to beautifully maintained communal gardens.

- Ground Floor Flat
- Garage
- Two Bedrooms
- 18ft Living Room
- West Worthing
- Residents Parking
- Communal Gardens
- Viewing Recommended





Entrance Hall

Floorboards throughout. Door providing access to storage cupboard.

Living Room

5.5 x 3.6 (18'0" x 11'9")
Carpeted Throughout. Feature bay with double glazed window. Radiator.

Kitchen

3.6 x 1.6 (11'9" x 5'2")
Floorboards Throughout. Matching base units. Tiled worktops. Part tiled Walls. Inset stainless steel sink with drainer. Double glazed window. Space for various appliances.

Bedroom One

4.2 x 4.1 (13'9" x 13'5")
Carpeted throughout. Feature bay with original

sash windows. Radiator. Further double glazed window.

Bedroom Two

2.5 x 2.5 (8'2" x 8'2")
Carpeted throughout. Radiator. Double glazed window. Wall mounted Combination boiler.

Bathroom

Part tiled walls. Wall mounted heated towel rail. Panelled bath. Low level Wc with matching wash hand basin. Frosted double glazed window.

Garage

Located to the rear.

Residents Parking

At the front of the property.

Communal Gardens

Well maintained and surround the development.

Required Information

Length of lease: 111 years remaining
Annual service charge: £1200 PA
Annual ground rent: £0

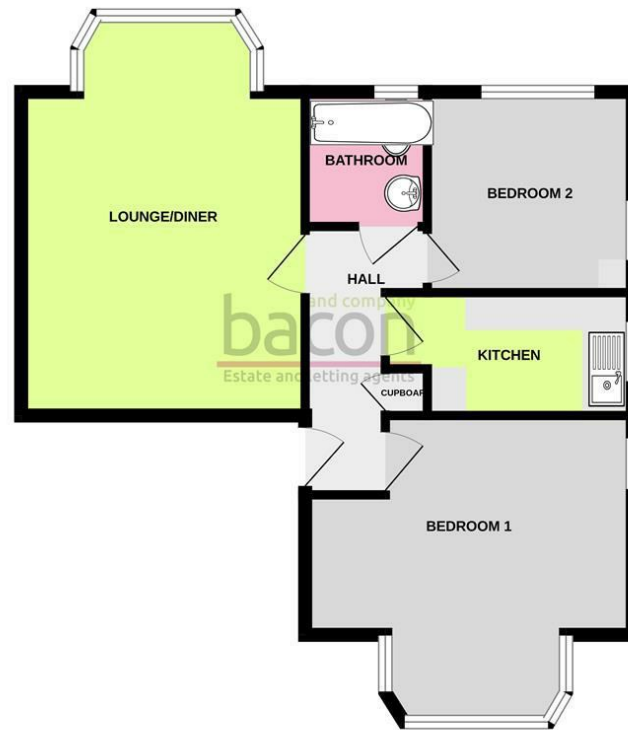
Council tax band: B

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropack C2025.

bacon and company
Estate and letting agents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk