



147 Heene Road, Worthing, BN11 4NY
Offers In The Region Of £365,000

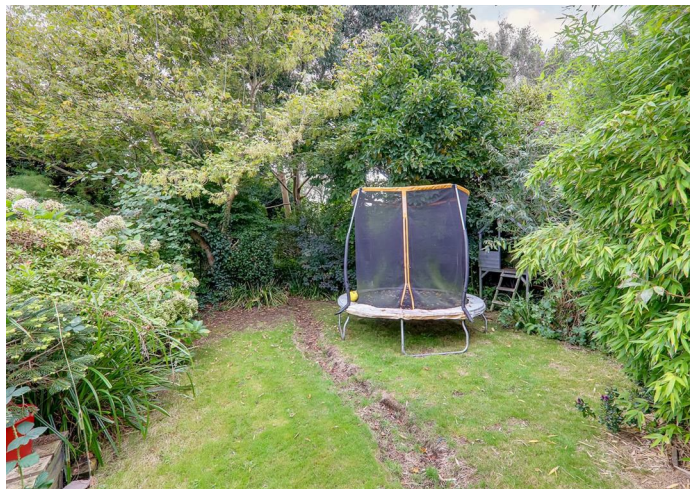
and company
bacon
Estate and letting agents



Wonderfully presented, older style, ground floor flat with 100ft private West facing rear garden. The property is positioned in popular West Worthing, within convenient walking distance of local shops, schools, recreational park, train station, seafront and town centre. Internal accommodation comprises private entrance, spacious entrance hall, two double bedrooms, living/dining room, bathroom/wc and a kitchen/breakfast room. Externally, the property boasts a private West facing rear garden measuring approximately 100ft in length. There is also a timber summerhouse benefiting from power and light. Addition benefits include double glazed windows, gas fired central heating, a long lease, share of freehold and no ongoing chain.

- Two Double Bedroom
- Older Style Ground Floor Flat
- 100ft Private West Facing Garden
- Sought After West Worthing Location
- Modern Kitchen & Bathroom
- Private Entrance
- Share Of Freehold
- Chain Free





Entrance Hall

Radiator. Built in storage cupboards ideal for shoes and coats. Picture rails. Wood effect 'Karndean' flooring.

Bedroom One

4.04m into bay x 3.66m (13'3 into bay x 12')
Double glazed bay window to front. Radiator. Built in wardrobe with shelving and hanging space. Exposed floorboards.

Bedroom Two

3.15m x 2.97m (10'4 x 9'9)
Double glazed window. Radiator. Picture rails. Exposed floorboards.

Living/Dining Room

3.99m x 3.58m (13'1 x 11'9)
Double glazed French doors overlooking and providing access to rear garden. Radiator. Space for living and dining room furniture. Exposed floorboards.

Bathroom

Double glazed obscure glass window. 'P' shaped bath with wall mounted shower over, glass shower screen and tiled surround. Push button w/c. Wash hand basin with storage cupboard below and tiled splashback. Ladder style towel radiator. Wood effect 'Karndean' flooring. Levelled ceiling. Inset spotlights. Extractor fan.

Kitchen/Breakfast Room

3.28m x 2.92m (10'9 x 9'7)
Double glazed window and door overlooking and providing access to rear garden. Engineered wood work surfaces incorporating one and a half bowl sink with mixer tap over and drainer. Four ring gas hob with tiled splashback and fitted oven/grill below. Space and plumbing for washing machine, slimline dishwasher and fridge/freezer. Range of matching cupboards, drawers and wall units. Space for breakfast bar/table. Radiator. Wood effect 'Karndean flooring'. Levelled ceiling. Inset spotlights.

Private Rear Garden

A particular feature of the property. Approximately 100ft in length. Patio area providing ample space for garden furniture with sun awning, ideal for entertaining. Remainder laid to lawn with an array of mature trees, shrubs and hedges. Enclosed by wall and timber fence. Outdoor tap. Side access gate.

Summer House

Benefiting from power and light. Split into two sections, one being ideal for storage or workshop, the other an ideal utility room.

Agent Note

Planning permission has been obtained by the current owners for a ground floor rear extension. For more details, please contact Bacon and Company Estate Agents.

Required Information

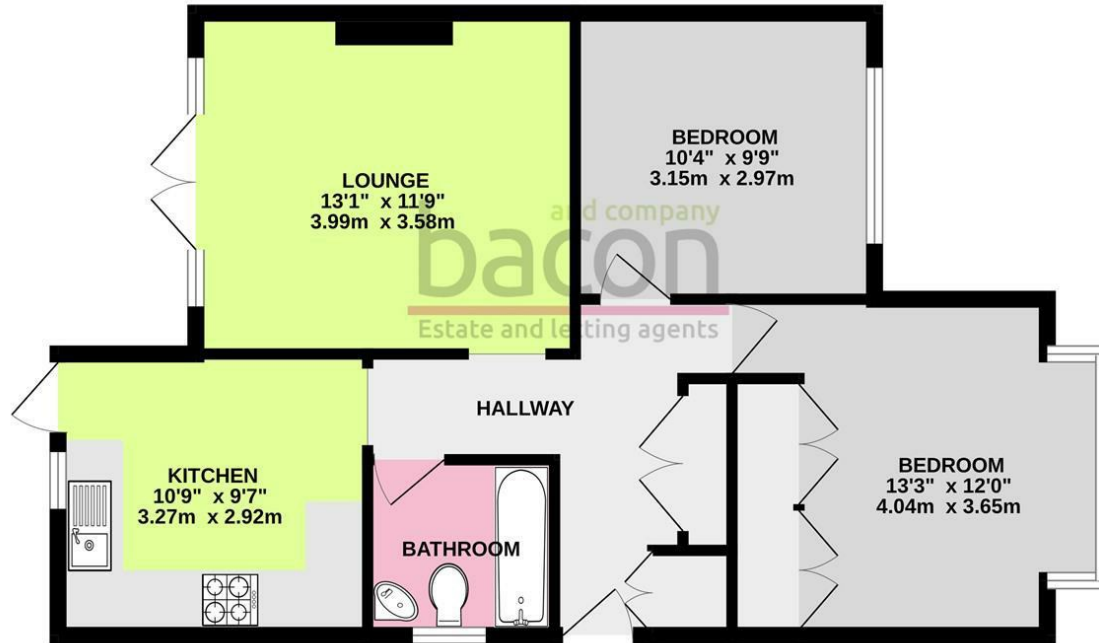
Length of lease: 966 years.
Annual service charge: As/when
Service charge review period: NA
Annual ground rent: NA
Ground rent review period: NA
Council tax band: B

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 mis-statement. 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

