



Heene Road, Worthing



Offers In Excess Of
£230,000
Freehold

- Ground Floor Flat
- Modern Kitchen
- Off-Road Parking
- EPC Rating - E
- Council Tax Band - A
- Large Double Bedroom
- New Shower Room
- Outside Area
- CHAIN FREE
- Close to Worthing Seafront & Local Shops

We are delighted to offer to the market this beautifully presented and modern one-bedroom ground-floor flat in the popular Poets Area of Worthing, close to town centre shops, schools, parks, the seafront, restaurants, bus routes and the mainline station. Accommodation comprises of one double bedroom, an open-plan kitchen/lounge/diner, and a modern family shower room. Further benefits include a small private garden, off-road parking and being CHAIN FREE.

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Accommodation

Communal entrance leading to front door. Door to entrance hallway.

Kitchen/Lounge/Diner 17'3" into bay x 14'9" (5.28 into bay x 4.51)

Double glazed sash bay windows to front and side with fitted shutters. Night storage heaters. TV and phone point. Modern fitted kitchen with a range of wall and base units. Space for fridge/freezer. Integrated induction hob. Space for washing machine and dishwasher. Cooker hood over breakfast bar. Integrated electric oven. Toll top working surfaces incorporating a one and a half bowl sink/drain.

Bedroom 14'3" x 12'9" (4.35 x 3.90)

Double glazed sash half bay window to side with fitted shutters. Private entrance. Large storage cupboard with water tank. Electric radiator.

Shower Room

Modern fitted shower room. Electric towel radiator. Shower cubicle. Part tiled walls. Back lit mirror. Wash hand basin and dual button low level flush WC set in a vanity unit. Tiled floor. Extractor fan.

Garden Area

Fence enclosed paved garden area that is ideal for seating.

Off-Road Parking

Space for one vehicle.



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Ground Floor

Approx. 41.1 sq. metres (442.8 sq. feet)



Total area: approx. 41.1 sq. metres (442.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.