



Heene Road, Worthing



Offers In Excess Of
£200,000
Leasehold

- Ground Floor Flat
- Three Double Bedrooms
- Bay-Fronted Lounge/Diner
- Off-Road Parking
- CASH BUYERS ONLY
- EPC Rating - C
- Private/Communal Outside Space
- Council Tax Band - C

We are delighted to offer to the market this ground floor flat in a popular purpose built block in Worthing with easy access to Worthing seafront and having local shops, schools, parks, bus routes, and the mainline station all nearby. The accommodation comprises a communal entrance hallway, a hallway, three double bedrooms, a spacious bay-fronted lounge/diner, a kitchen and a family bathroom. Other benefits include a private/communal outside space and off-road parking. CASH BUYERS ONLY.

T: 01903 331247 E: info@robertluff.co.uk
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Accommodation

Secured communal entrance. Front door leading to:

Entrance Hallway

Security entry system. Radiator. Large cupboard with Vaillant combi boiler. Wall mounted thermostat.

Kitchen 8'7" x 8'4" (2.62 x 2.56)

Double glazed window and door to patio area. Wall, base and drawer units. Four ring electric hob. Integrated oven and microwave. Part tiled walls.

Lounge 15'2" x 14'6" (4.64 x 4.42)

Radiator. Dual aspect. Double glazed bay window.

Bedroom One 12'0" x 10'5" (3.67 x 3.20)

Radiator. Double glazed window.

Bedroom Two 10'6" x 10'1" (3.21 x 3.08)

Radiator. Double glazed window.

Bedroom Three 11'7" x 9'6" (3.54 x 2.90)

Radiator. Double glazed window.

Bathroom

Wall mounted heated towel rail. Wash hand basin and pedestal. Low level flush WC. Bath with wall mounted shower, controls, and screen. Part tiled walls. Cupboard with shelving.

Tenure

Leasehold with approximately 42 years remaining on the lease.

Service Charge - £800 per quarter



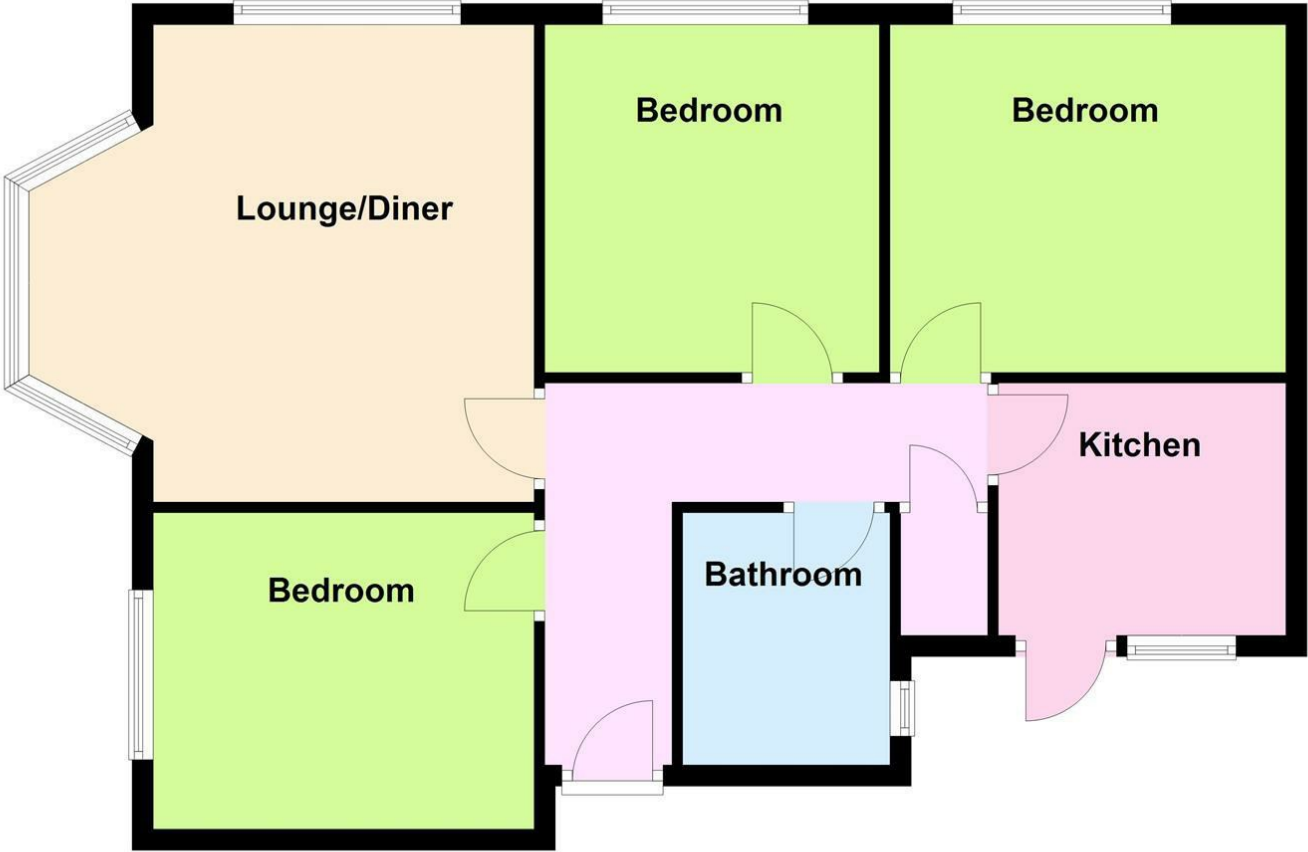
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Floor Plan

Approx. 76.2 sq. metres (819.7 sq. feet)



Total area: approx. 76.2 sq. metres (819.7 sq. feet)

Energy Efficiency Rating	
Very energy efficient - lower running costs	CurrentPotential
(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

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	CurrentPotential
(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	
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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.