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## Description

We are delighted to offer to the market this nicely presented first floor apartment, ideally situated in the heart of Worthing with town centre shops, schools, restaurants, the beach, parks, bus routes and the mainline station all nearby.

Accommodation offers a kitchen, lounge with dual balcony, bedroom, bathroom and also benefits from double glazed windows and no chain.

## Key Features

- First Floor Flat
- Lounge with Dual Aspect Balcony
- Close to Town Centre & Seafront
- No Chain
- Security Entrance System
- Double Glazing
- Council Tax Band B



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#### **Communal Area**

Stairs and lift leading to first floor. Cupboard just outside front door with electric meters.

#### **Hallway**

Electric radiator, security entrance phone, two integrated storage units, one housing hot water tank.

#### **Kitchen**

**2.23 x 2.13 (7'3" x 6'11")**

Range of wall and base units, space for fridge/freezer, space for electric oven with extractor fan, space for washing machine, laminate sandstone work top incorporating a stainless steel sink, double glazed window overlooking the balcony.

#### **Lounge**

**4.54 x 3.70 (14'10" x 12'1")**

Electric radiator, dual aspect double glazed windows, tv point, door leading to east facing balcony and north facing balcony.

#### **Balcony**

Space for table and chairs.

#### **Bathroom**

Dimplex extractor fan, double glazed frosted window, towel rail, white sink with mirror above, white bath with overhead shower, low flush WC and shaver point.

#### **Bedroom**

**4.64 x 3.14 (15'2" x 10'3")**

Two built in storage cupboards, electric radiator and double glazed window.

#### **Parking**

Communal parking on a first come, first served basis.

#### **Tenure**

Leasehold

## Floor Plan Heene Road



Total area: approx. 57.4 sq. metres (618.2 sq. feet)



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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(39-48) D			
(29-38) E			
(21-28) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.

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