



1



1



1



E



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



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co



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

Approximately 50 years remaining.

Current Yearly Service Charge: £2,280 per annum.

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co

Floor Plan Heene Road



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



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

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

01903 331247 | info@robertluff.co.uk

Robert
Luff & Co