

£750

18 Heene Terrace, Worthing

- One bedroom basement flat
- Open Plan Lounge/Kitchen
- Central Seafront Location
- Close to Shops
- EPC Rating - TBC
- Council Tax Band - A
- Single Bedroom
- SINGLE OCCUPANCY PROPERTY
- ELECTRIC HEATING

Robert Luff and Co are delighted to offer a compaq one single bedroom basement flat situated in the heart of Worthing, close to local shopping facilities, parks, schools, the beach, bus routes and mainline station. Accommodation offers open plan lounge/kitchen, single bedroom, and shower room.

OFFERED ON A UNFURNISHED BASIS - SINGLE OCCUPANCY PROPERTY

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

**Robert
Luff & Co**
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Accommodation

Communal Entrance Hall

Front door leading to:

Entrance Hall

Storage cupboard.

Open Plan Lounge/Kitchen 19'4 x 10'18 (5.89m x 3.05m)

Lounge Area

Feature exposed brick fireplace. Sash cord window with westerly aspect. Electric heater. TV point

Kitchen Area

A range of base and wall units. Worktop incorporating one and half bowl sink unit with mixer tap. Space for fridge freezer. Space and plumbing for washing machine. Space for cooker with extractor fan over.

Bedroom 10'07 x 7'03 (3.23m x 2.21m)

Frosted sash window. Storage cupboard. Part wood panel walls.

Shower Room

Corner shower with fitted shower. Pedestal wash hand basin. Low level flush WC. Heated towel rail. Tiled splash backs. Frosted sash cord window.

Tenure

Leasehold 941 years remaining on the lease. Maintenance and Ground rent TBC



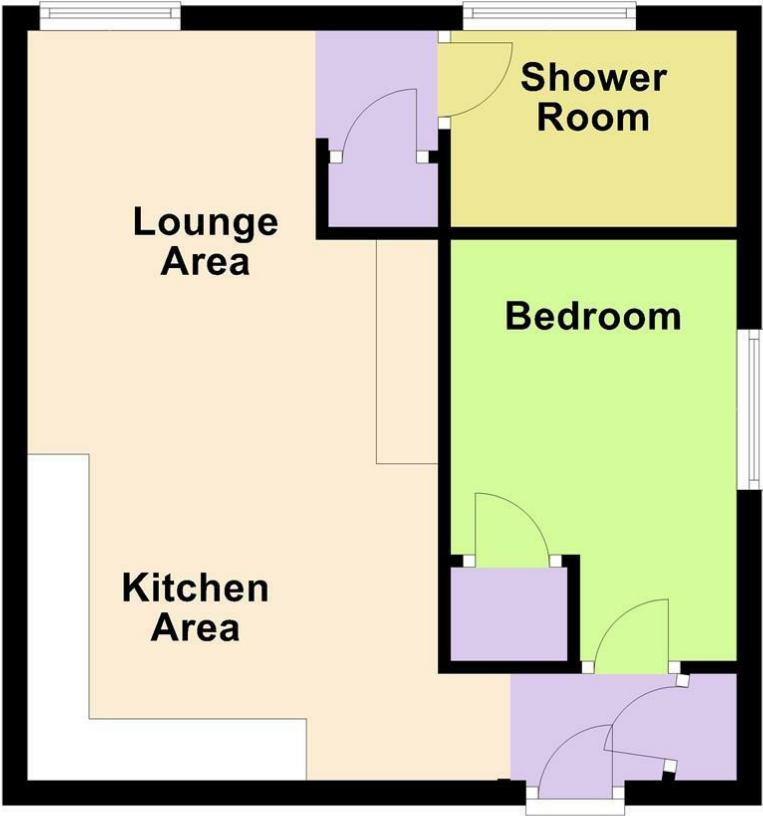
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Floor Plan

Approx. 34.9 sq. metres (375.4 sq. feet)



Total area: approx. 34.9 sq. metres (375.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
<div><div></div><div>(92 plus) A</div></div>			
<div><div></div><div>(81-91) B</div></div>			
<div><div></div><div>(69-80) C</div></div>			
<div><div></div><div>(55-68) D</div></div>			
<div><div></div><div>(39-54) E</div></div>			
<div><div></div><div>(21-38) F</div></div>			
<div><div></div><div>(1-20) G</div></div>			
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.