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## Key Features

- Second-floor retirement apartment with lift access for over 60s
- Two double bedrooms, both with floor-to-ceiling windows
- Westerly-aspect enclosed balcony with space for seating
- South-facing lounge windows with sea views
- En suite shower room plus additional shower room
- Walk-in wardrobe to principal bedroom
- Fitted kitchen with integrated appliances including Neff microwave
- Secure phone entry system and access to exceptional communal facilities, including club lounge, guest suite, and house manager's office
- Prime Heene Road location close to seafront and town centre
- Council Tax Band C | EPC Rating B

## **Property Description**

The apartment is accessed via a well-maintained communal entrance with secure phone entry system, stairs and lift access to all floors. The development offers exceptionally well-appointed communal areas including an impressive main entrance foyer, a club lounge, a guest suite, a mobility store, refuse facilities, and a house manager's office, providing both convenience and a welcoming environment.

Upon entering the apartment, a welcoming entrance hall provides access to a meter cupboard, an electric heater, and a particularly large airing/utility cupboard housing the boiler and immersion heater, with plumbing for a washing machine and internal lighting.

The lounge/diner is a bright and inviting living space, featuring an electric radiator and an attractive electric fireplace. Two floor-to-ceiling double glazed windows face south, allowing for excellent natural light and offering sea views. A double glazed door opens onto the enclosed balcony, which enjoys both south and west aspects and provides ample space for seating, ideal for relaxing and enjoying the coastal outlook. TV and telephone points are also provided.

The separate kitchen is accessed from the living area and benefits from a side-facing double glazed window with sea glimpses. The kitchen is fitted with a comprehensive range of wall and base units and includes a sink/drainer, tiled flooring, and a selection of integrated appliances comprising a dishwasher, fridge, freezer, electric oven, Neff microwave, and electric hob with cooker hood over.

The principal bedroom is a generous double room featuring a walk-in wardrobe with fitted hanging space, drawers, and automatic lighting. A floor-to-ceiling double glazed window enjoys a westerly aspect with sea glimpses, alongside an electric heater and TV point. The en suite shower room is finished to a high standard, comprising a walk-in shower, wash hand basin set within a vanity unit, dual-button WC, shaver point, heated towel rail, extractor fan, part-tiled walls, and tiled flooring.

Bedroom two is also a comfortable double, benefitting from a floor-to-ceiling double glazed window with a westerly aspect, electric radiator, and TV point. A further shower room serves this bedroom and guests, again offering a walk-in shower, wash hand basin set within a vanity unit, dual-button WC, shaver point, heated towel rail, extractor fan, part-tiled walls, and tiled flooring.

## **Tenure**

Leasehold with 993 years remaining.  
Service Charge: £4929 per annum.



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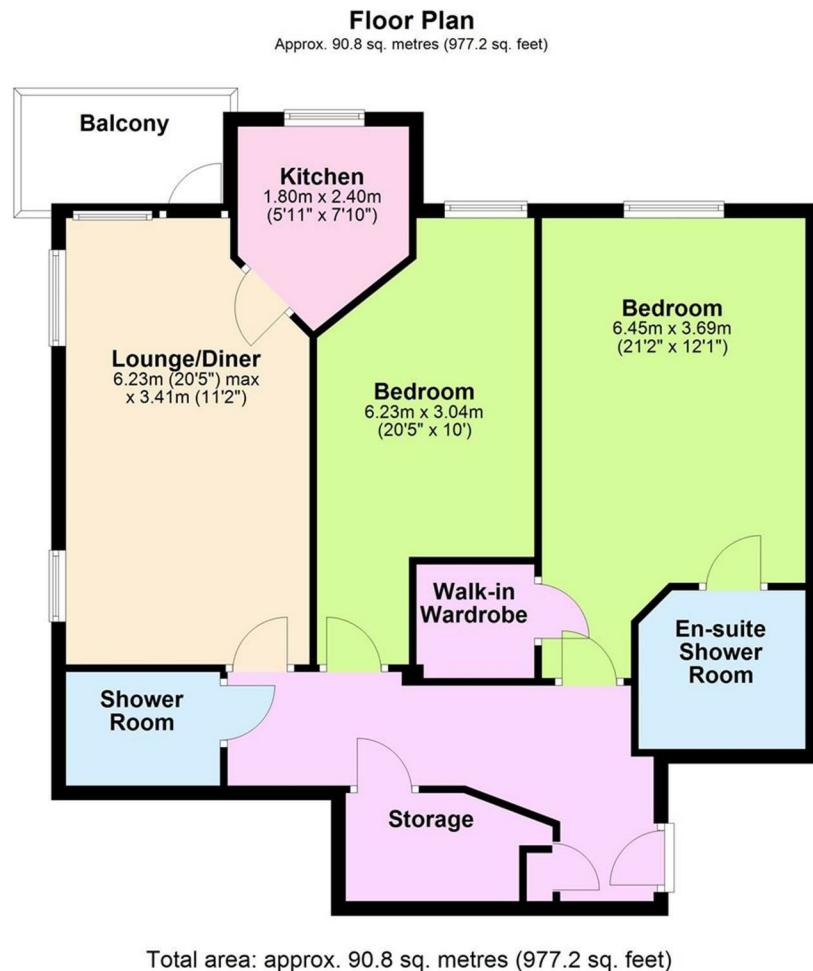


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## Floor Plan Heene Road



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs					
(92 plus)	A				
(81-91)	B	85	85		
(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		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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