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BUYING | SELLING | LETTINGS | MORTGAGE ADVICE




# 12 Wyresdale House

Heene Road, Worthing, BN11 3RE

Asking price £350,000

Leasehold Council Tax Band D

2 | 2 | 1 | B

Situated within a highly sought-after Roffey Homes development for the over 55s, this beautifully presented second floor apartment is ideally positioned close to Worthing town centre and the seafront.

The property offers a bright, dual-aspect open plan living and dining area, with large windows allowing an abundance of natural light throughout. Two sets of double doors open onto a private West facing balcony, the perfect spot to enjoy a morning coffee or unwind in the warmer months.

The modern kitchen features a range of contemporary wall and base units, ample worktop space & integrated appliances.

The main bedroom is a generous double with a stylish en-suite comprising a walk-in shower, WC, hand wash basin and heated towel rail. The second bedroom is also a spacious double with fitted wardrobes, while the modern bathroom includes a bath with shower over, WC, hand wash basin and heated towel rail. There is a study area and Utility room.

Further benefits include, a secure entry phone system, and lift access to all floors. Externally, there is an allocated off-street parking space.

Location
Wyresdale House, built by Roffey Homes, occupies a prime position on the edge of Worthing town centre. A variety of independent shops, cafés and restaurants are nearby, with the seafront and promenade just 350 metres away.

Bus services run along Heene Road, and Worthing mainline railway station offering direct links to London Victoria is within one mile.

Overall size - 1302 square ft

Lease years remaining - 110
Service charge - £2500pa

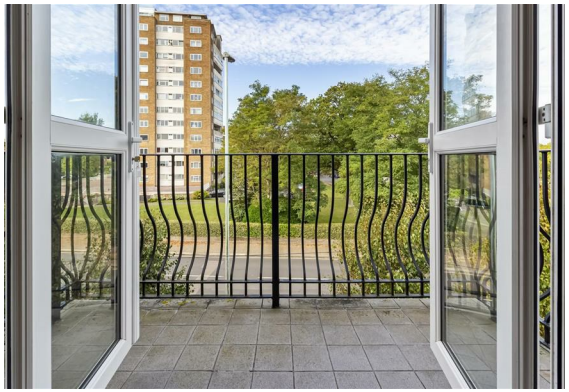
Secure Communal Entrance

Passenger lift to second floor

























Spacious Entrance Hall Video Entry
16'4 x 10 (4.98m x 3.05m)

Lounge Dinner
23'3 nar to 13'2 x 22'5 nar to 12'7
(7.09m nar to 4.01m x 6.83m nar
to 3.84m)

Modern Fitted Kitchen
9'11 x 7'7 (3.02m x 2.31m)

West Facing Balcony

Bedroom One
16'4 x 11'6 (4.98m x 3.51m)

En Suite Shower Room

Bedroom Two
14'7 x 11'4 (4.45m x 3.45m)

Study Area
9'7 x 5'2 (2.92m x 1.57m)

Utility Room
6'11 x 8'8 (2.11m x 2.64m)

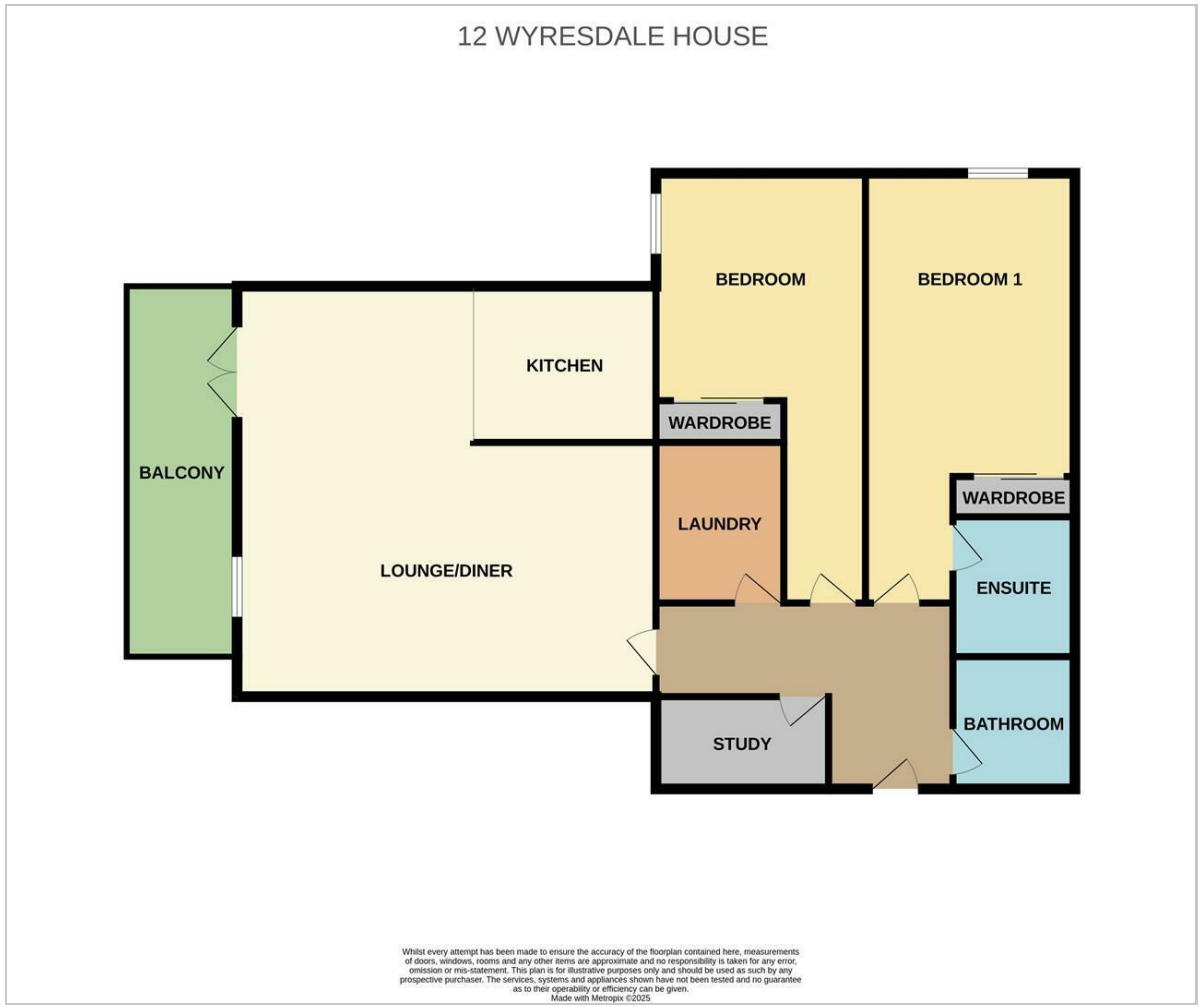
Modern Fitted family bathroom

Allocated Parking

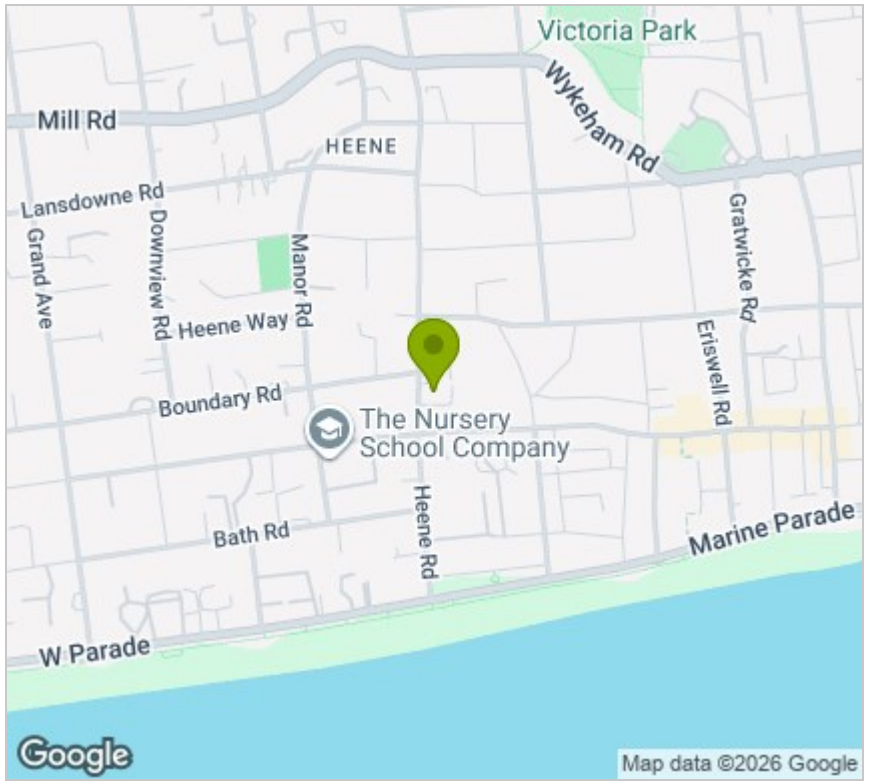
Visitors Parking

Communal Gardens

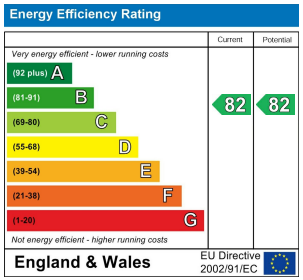
## Floor Plan

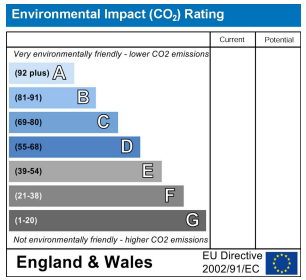



## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Worthing Office on 01903 958770
if you wish to arrange a viewing appointment for this property or require further information.

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**All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.**

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