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Description

We are delighted to offer this two double bedroom, second-floor apartment situated in the popular Heene District, close to Worthing's mainline station, local parks, bus routes, and the seafront. Offered chain free, this property provides an exciting opportunity for someone looking to create their ideal modern home.

Key Features

- Second floor apartment
- Two spacious double bedrooms
- Chain free sale
- Lounge/diner with westerly-facing double glazed windows
- Large rear kitchen with potential for kitchen/breakfast room
- Family bathroom with panel enclosed bath and tiled floors and walls
- In need of complete modernisation and refurbishment
- Electric heating throughout and long lease
- Residents' off-road parking and garage
- Council Tax Band B | EPC Rating





This spacious apartment is in need of complete modernisation and refurbishment, allowing the new owner to design and personalise the space to their tastes. Accommodation comprises two generously sized double bedrooms, a lounge/diner with large westerly-facing double-glazed windows that fill the room with natural light, a family bathroom with a panel-enclosed bath and tiled floors and walls, and a large kitchen to the rear which could potentially be reconfigured into a kitchen/breakfast room.

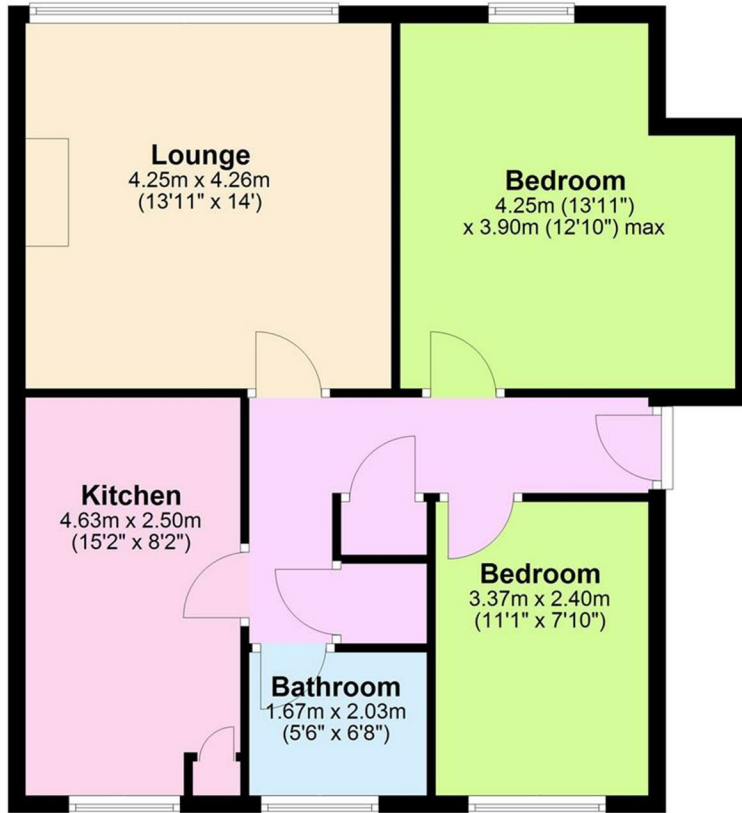
The property benefits from electric heating throughout, a long lease, a garage and residents' off-road parking, making it a practical and convenient home in a sought-after location.

Tenure

Leasehold with 936 years remaining.

Floor Plan St. Botolphs Road

Ground Floor
Approx. 67.5 sq. metres (726.9 sq. feet)



Total area: approx. 67.5 sq. metres (726.9 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		65			76
England & Wales	EU Directive 2002/91/EC		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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