Robert Luff & Co

Heene Road, Worthing

Leasehold - Share of Freehold - Offers Over £230,000



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Description

We are delighted to offer this well-presented and spacious ground floor two-bedroom apartment, situated in a highly convenient location close to Worthing seafront, the town centre and a wide range of local amenities including shops, schools, parks, restaurants, bus routes and the mainline railway station. The property also benefits from share of freehold, garage and off-road parking.

Key Features

- Ground floor apartment
- Share of freehold
- Two well-proportioned bedrooms
- Spacious lounge/diner
- Garage with up-and-over door
- Off-road parking to the front
- Communal gardens
- Double glazing throughout
- Prime location close to seafront and town centre
- Council Tax Band B | EPC Rating C









The property is accessed via a communal entrance with entry phone system, leading into a welcoming entrance hall featuring attractive parquet wood flooring, radiator, thermostat and a useful storage cupboard.

The spacious lounge/diner is a standout feature, offering ample room for both seating and dining areas, and benefits from a double glazed bay window overlooking the communal gardens, along with a radiator and television point.

The kitchen is fitted with a range of base units, tiled splashbacks, a sink and drainer, and provides space and plumbing for a washing machine, with a double glazed window to the side.

There are two well-proportioned bedrooms. Bedroom One features a bay window to the front along with an additional side window, while Bedroom Two includes a double glazed window, further side window, radiator and a wall-mounted combination boiler.

The bathroom comprises a panel enclosed bath, low level WC and pedestal wash hand basin, complemented by part tiled walls, heated towel rail, extractor fan and a double glazed frosted window to the rear.

Externally, the property benefits from well-maintained communal gardens, a garage with an up-and-over door and off-road parking to the front.

Tenure

Leasehold - Share of Freehold
108 years remaining on lease.
Service Charge: £150 per calendar month.



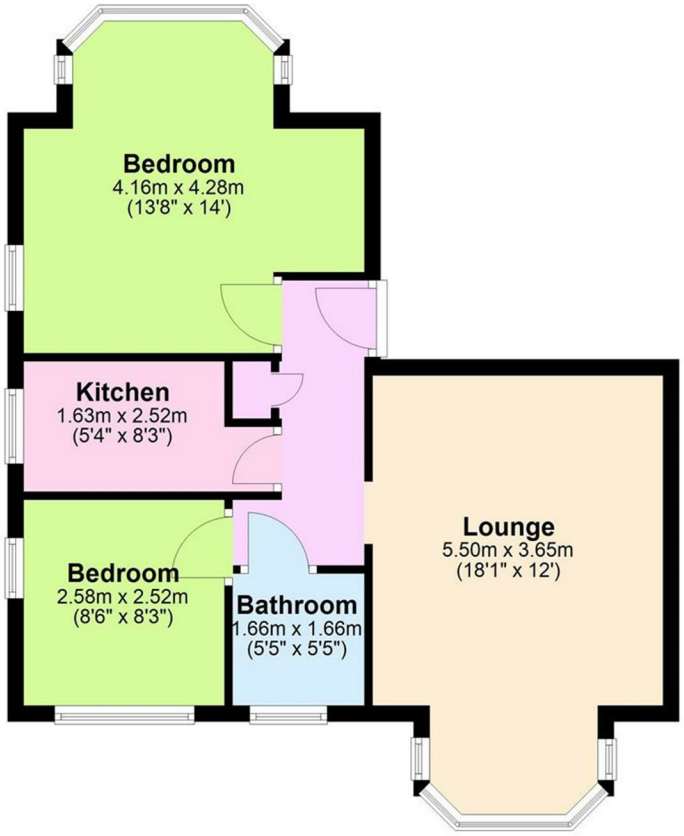




Floor Plan Heene Road

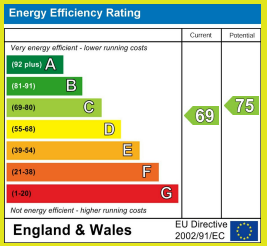
Ground Floor

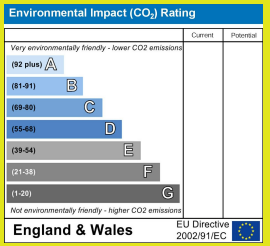
Approx. 51.2 sq. metres (551.4 sq. feet)



Total area: approx. 51.2 sq. metres (551.4 sq. feet)







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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