



Flat 1a Wyresdale House, 90 Heene Road, Worthing, BN11 3RE
Price £260,000

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A chain free one bedroom ground floor retirement apartment suitable for over 55's. Built by local home builders Roffey in 2015. Located close to Worthing seafront, local shops and transport links in popular West Worthing. This apartment offers modern accommodation comprising communal entrance with video entry phone, private front door to spacious hall with utility cupboard, west aspect lounge and fitted kitchen, private west aspect patio, double bedroom and shower room/Wc. Benefits include underfloor heating, allocated parking space, beautifully maintained communal gardens and visitors parking.

- Over 55s Apartment
- Roffey Built in 2015
- West Worthing
- Private Patio
- Allocated Parking Space
- Modern Living & Kitchen
- One Double Bedroom
- Under Floor Heating





Communal Entrance

Video security entry phone system. Front door to apartment 1a.

Entrance Hall

LVT floor with under floor heating and wall mounted thermostat control. Double recessed utility cupboard housing space for washing machine, shelving and electric consumer unit and hot water cylinder. Security video entry phone.

Living Room & Kitchen

6.67 x 2.94 (21'10" x 9'7")

Part LVT and part tiled floor with under floor heating and wall mounted thermostat control. A westerly aspect room with double glazed double doors and windows either side opening to private patio. The kitchen comprises of working surfaces with matching wall and base cupboards. Inset one and half sink unit. Fitted hob with extractor above. Fitted oven and microwave. Integrated dishwasher and fridge/freezer. Feature dual light control providing warm or white light.

Private Patio

Of popular westerly aspect, paved with low decorative railing.

Double Bedroom

3.94 x 2.96 (12'11" x 9'8")

Measurements exclude wardrobes. With feature floor to ceiling dual sash west aspect window. Fitted wardrobes with mirrored sliding doors. Under floor heating and wall mounted thermostat control. Feature dual light control providing warm or white light.

Shower Room/Wc

3.77 x 1.74 (12'4" x 5'8")

Measurements include storage cupboard. Suite comprising walk in double shower with sliding door, vanity surface with inset wash basin and concealed cistern Wc. Chrome towel radiator. Wall mounted medicine cabinet. Sliding mirrored door storage to one wall. Shaver point. Part tiled walls. Tiled floor. Inset spotlights. Extractor fan.

Allocated Parking Space

Number 24 located at the rear of the development.

Visitors Parking

Two visitors parking bays located to the rear of the development.

Communal Gardens

Beautifully maintained communal gardens surround the development.

Required Information

Length of lease: 120 years from 1st May 2015

Annual service charge: £1600 per annum

Annual ground rent: £311 per annum

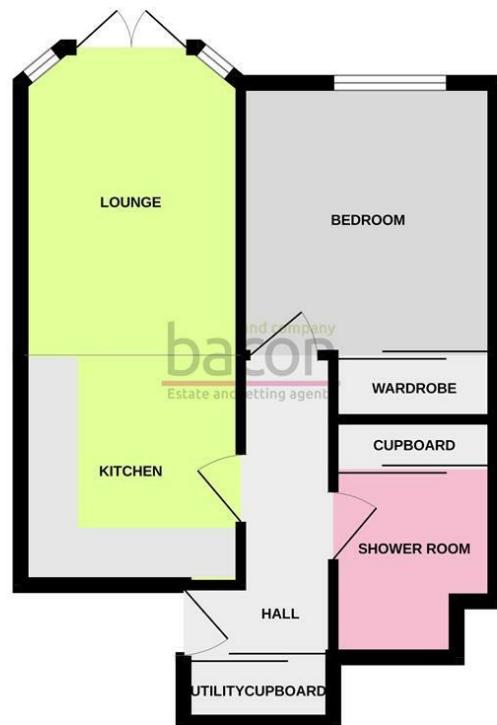
Council tax band: B

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. Prospective buyers should satisfy themselves as to the suitability of the property for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Map via Mymap 020205

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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