



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

†: 01903 958282

e: salesenquiries@jamesandjamesea.co.uk

70 | Broadwater Street West | Worthing | BN14 9DW

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



11, Heene Lodge Heene Road

, Worthing, BN11 3RF

Guide price £220,000

Leasehold Council Tax Band B



A well presented top floor apartment situated just a stone's throw from the seafront, offering bright and spacious accommodation ideal as a permanent residence, holiday home, or investment opportunity.

The property benefits from a generous west-facing balcony, perfect for enjoying afternoon and evening sunshine.

Internally, the accommodation comprises a spacious lounge/diner providing an excellent space for both relaxing and entertaining, along with a separate fitted kitchen.

There are two well proportioned double bedrooms, both offering ample space for furnishings, and a family bathroom.

Further benefits include a garage, providing valuable storage or parking, and the property is offered chain free for a smooth and straightforward purchase.

Heene Lodge 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.

Lease years remaining - 936  
Service charge - £1967pa





Security Entrance

Stairs To First Floor

Entrance hall  
14'2" x 13'3" (4.34 x 4.06)

Lounge/Diner  
16'9" x 10'5" (5.13 x 3.20)

Balcony

Bedroom  
16'9" x 9'11" (5.13 x 3.03)

Bedroom  
9'11" x 8'2" (3.04 x 2.51)

Bathroom  
9'1" x 4'11" (2.78 x 1.5)

Communal Gardens

Garage

## Floor Plan



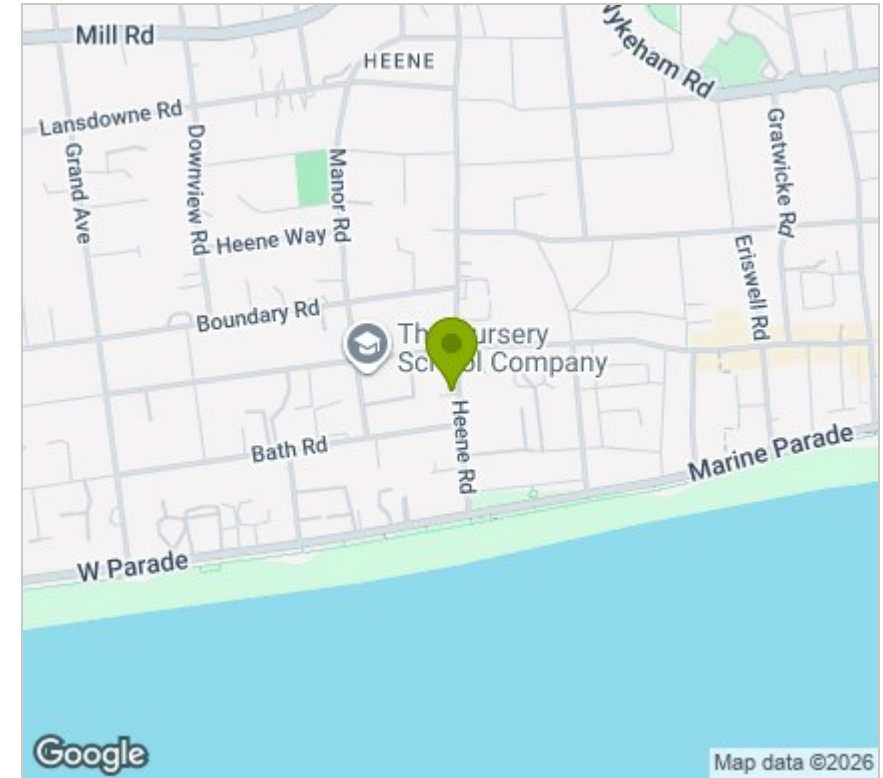
## Viewing

Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.

## Area Map



## Energy Efficiency Graph

