



17 Homepier House | 77 Heene Road | Worthing | West Sussex | BN11 4PP Asking  
Price Of **£100,000**





A second floor flat set in a popular retirement development in the accessible Heene Road, Worthing. Benefitting from two bedrooms, bathroom & kitchen and east facing lounge/diner with bay fronted window.





## Key features:

- Retirement Flat
- Purpose Built Flat
- Two Double Bedrooms
- East Facing Lounge/ Dining Room
- Communal Lounge
- Communal Gardens
- Close To Local Shops & Amenities
- Long Lease
- No On-Going Chain

 2 Bedrooms

 1 Bathroom

 1 Living Room

**INTERNAL** A communal entrance with security entry phone system & automatic door leading to the communal hallway with access to stairs and lift to second floor. Front door leading into the entrance hall with doors to all rooms. The lounge/ dining room has a bay fronted window overlooking Heene Road. The kitchen has wall and base units with spaces for appliance. Bedroom one benefits from built in wardrobes and bedroom two has built in storage. The bathroom comprises of panel enclosed bath with electric shower over. Wash hand basin set into vanity unit and WC.

**EXTERNAL** There are beautifully maintained communal gardens to the rear and front of the property which has been laid to lawn with floral borders. There is unallocated parking and a buggy storage facility. The property also offers communal lounge, laundry room and guest room.

**SITUATED** In the popular Heene Road and close to amenities with bus routes running along Heene Road and facilities including convenience stores and a pharmacy 350 yards away. Worthing seafront is at the

bottom of the road, 0.3 miles away and the closest train station is West Worthing, 0.7 miles away. Worthing town centre with its comprehensive shops, restaurants and theatres is 0.5 miles away.

Leasehold: Being extended to 150 years by current owner.

Maintenance: £4860 per annum inclusive of buildings insurance, water rates, gardener, window cleaners, Wifi in communal lounge & development warden.

Ground Rent: Peppercorn changing to zero with lease extension.

### COMMUNAL ENTRANCE

#### ENTRANCE HALL

**LOUNGE** 19' 8" x 10' 10" (5.99m x 3.3m)

**KITCHEN** 7' 5" x 5' 5" (2.26m x 1.65m)

**BEDROOM ONE** 13' x 8' 4" (3.96m x 2.54m)

**BEDROOM TWO** 6' 8" x 15' 11" (2.03m x 4.85m)

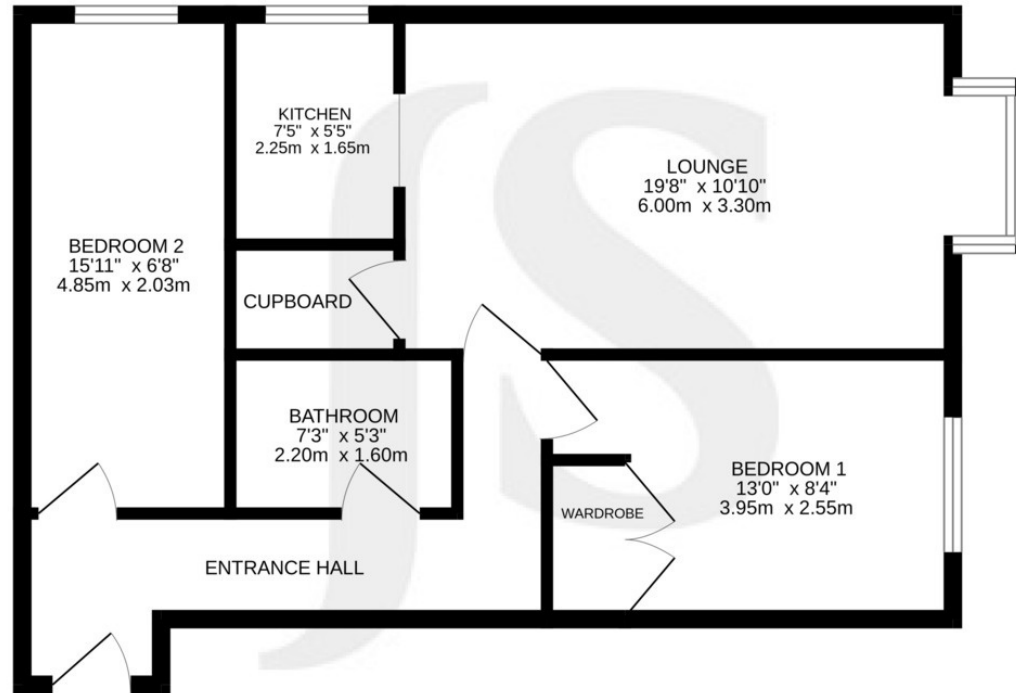
#### BATHROOM

#### COUNCIL TAX BAND B



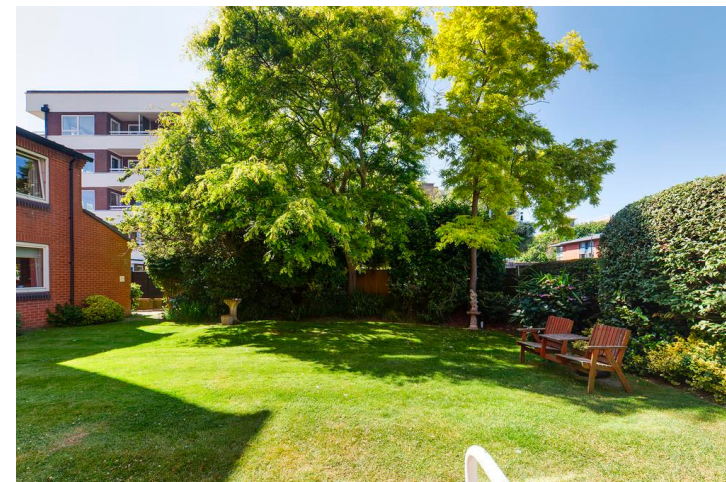
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GROUND FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 624 sq.ft. (58.0 sq.m.) approx.

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 mis-statement. This plan is for illustrative purposes only and should be used as such by 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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Property Details:

Floor Area: 624 sq ft (58 sq m) – Floor area is quoted from the EPC

Tenure: Leasehold

Council Tax: Band B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.