



Homepier House | Heene Road | West Sussex | BN11 4PP

Asking Price Of £75,000





A top floor flat set in a popular retirement development in the accessible Heene Road, Worthing. Benefitting from one bedroom, bathroom & kitchen and east facing lounge/diner with bay fronted window. The property is being sold with no ongoing chain.



Key Features

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



1 Bedroom



1 Bathroom



1 Reception 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 and storage cupboard. The lounge/ dining room has a bay fronted window overlooking Heene Road, The kitchen has wall and base units with spaces for appliances. The Bedroom benefits from built in wardrobes. The bathroom comprises corner shower with seat, wash hand basin 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.

LOCATION

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.

Entrance Hall

Lounge/ Diner - 6.1m x 3.05m (20'0" x 10'0")

Kitchen - 2.13m x 1.52m (7'0" x 5'0")

Bedroom One - 4.27m x 2.44m (14'0" x 8'0")

Bathroom

Tenure

Lease: 60 years remaining

Service Charge: £3648 Per annum

Ground Rent: £431.48

Council Tax Band B





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	0	0
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: tbc

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.