



Heene Road, Worthing, BN11 3RN

Offers Over £250,000



We are delighted to be able to offer the opportunity to purchase a ground floor, Edwardian, garden flat. Situated just a stone throw away from Worthing Seafront and local shopping amenities. The property benefits from one bedroom, lounge, kitchen and bathroom. The flat offers a south facing private rear garden and an allocated parking space.



Key Features

- Ground Floor Edwardian Flat
- South Facing Private Rear Garden
- One Bedroom
- Original Features
- Separate Kitchen
- South Facing Lounge
- Allocated Parking Space
- Share Of Freehold & Long Lease
- Approx 100 Yards From Worthing Seafront
- Local Shopping Facilities Nearby



1 Bedrooms



1 Bathrooms



1 Reception Rooms

INTERNAL

Communal front door leading into the communal entrance and access to the flat via the front door. Front door leading into the entrance with access into the bedroom and lounge. The apartment offers ceiling paneling and original windows with stain glass pains. The bedroom benefits from a wonderful bay fronted widow overlooking the private rear garden. The bedroom has been cleverly designed and offers two walk in wardrobes spaces located behind the bed. The lounge also benefits of views across the private rear garden and offers access to the internal hallway and access to the kitchen. Just off the internal hallway there is access to storage cupboard and access into the bathroom. The bathroom comprises of bath with shower above and mixer tap, wash hand basin with storage shelving below and WC. The kitchen offer white wall and base units with built in oven, gas hob, built in fridge, space for dishwasher, sink and drainer. There is also a door leading out to the private rear garden which could be used for direct access into the property.

EXTERNAL

The property benefits from an allocated parking space located just outside the gate that leads into the private rear garden. The private rear garden is south facing and has been beautifully maintained with an array of flowers and shrubs. Patio area with space for outdoor furniture. Timber gate leading out to the driveway.

LOCATION

The property is located in the corner of Heene Road and Abbey Road which is only 100 yards away from Worthing Seafront. The property is located just across the road from a variety of shopping facilities. Bus routes run along Heene Road and West Worthing train station is approximately 0.9 miles away. Worthing Town Centre is located just under half a mile away.

TENURE

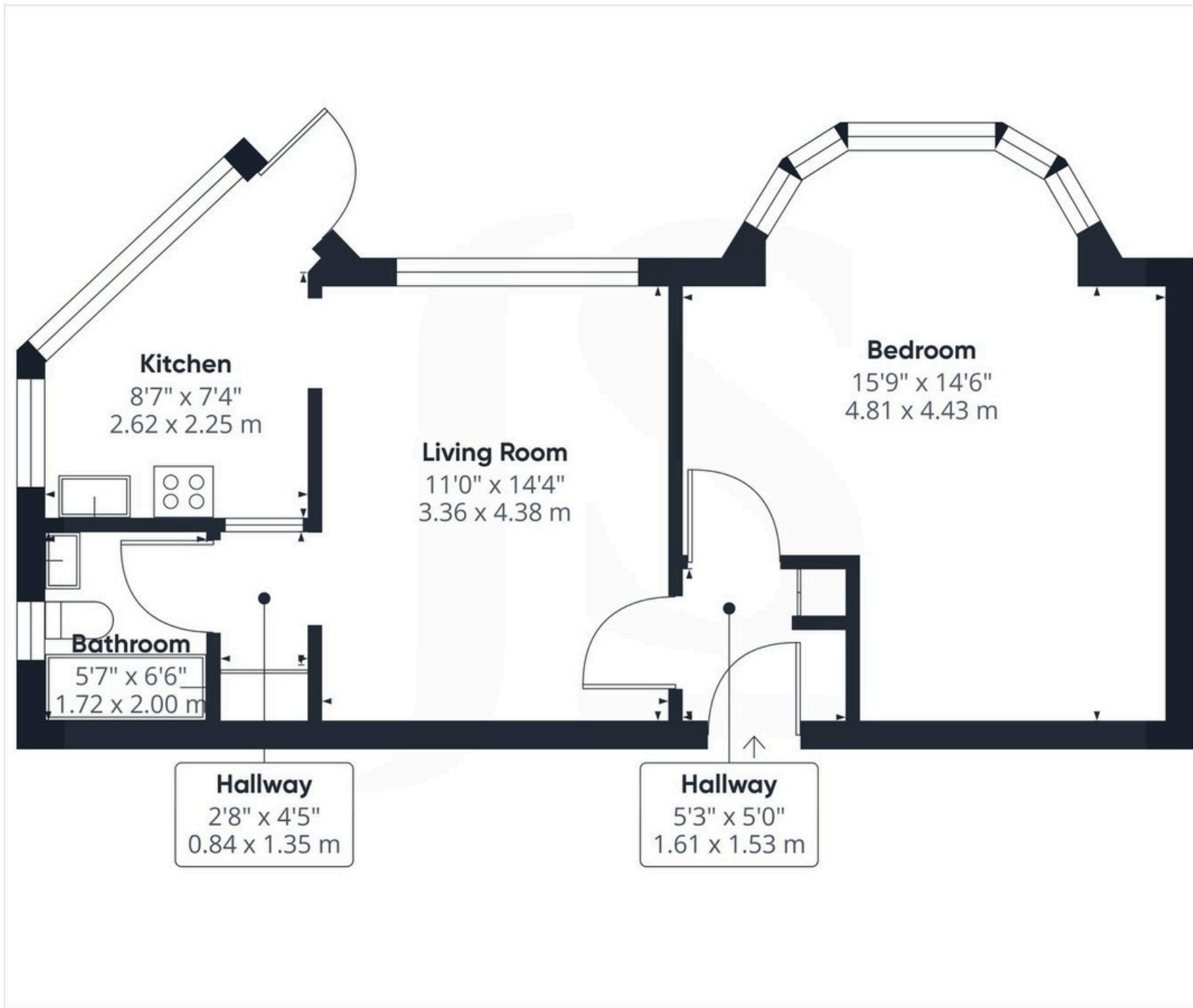
Share of Freehold

Lease: 996 years remaining.

Service Charge: £1784.56 per annum

Pets allowed with permission.





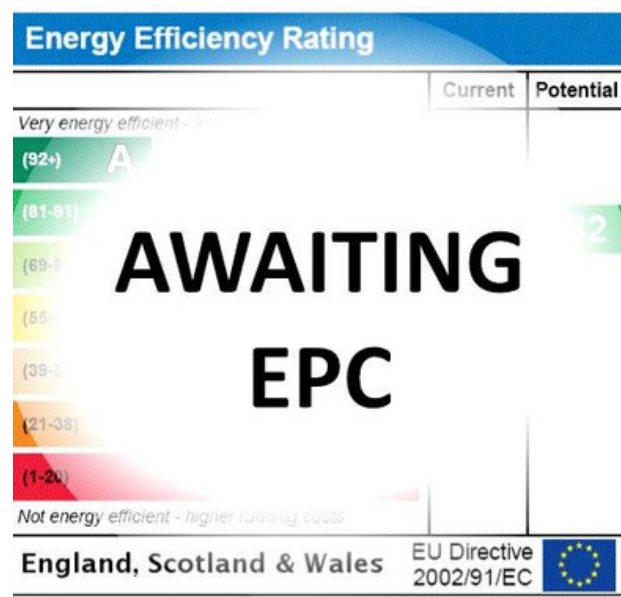
Approximate total area¹⁾
 562.09 ft²
 52.22 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Property Details:

Floor area (as quoted by EPC: TBC sqm)

Tenure: Share of Freehold

Council tax band: D

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.

