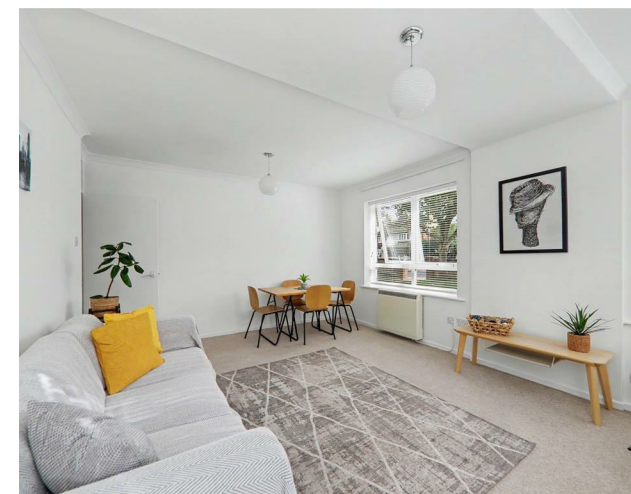
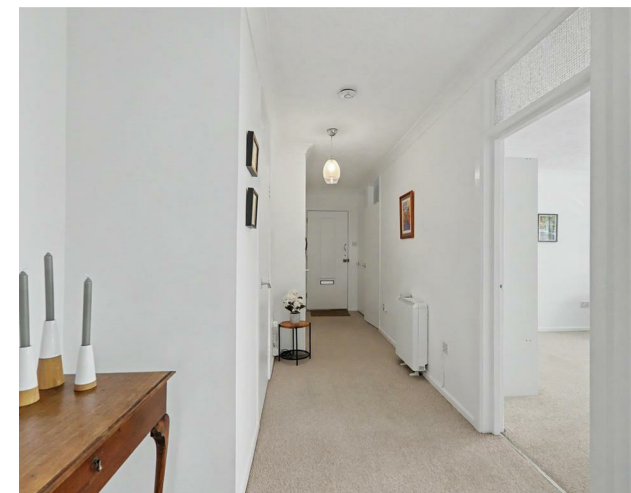




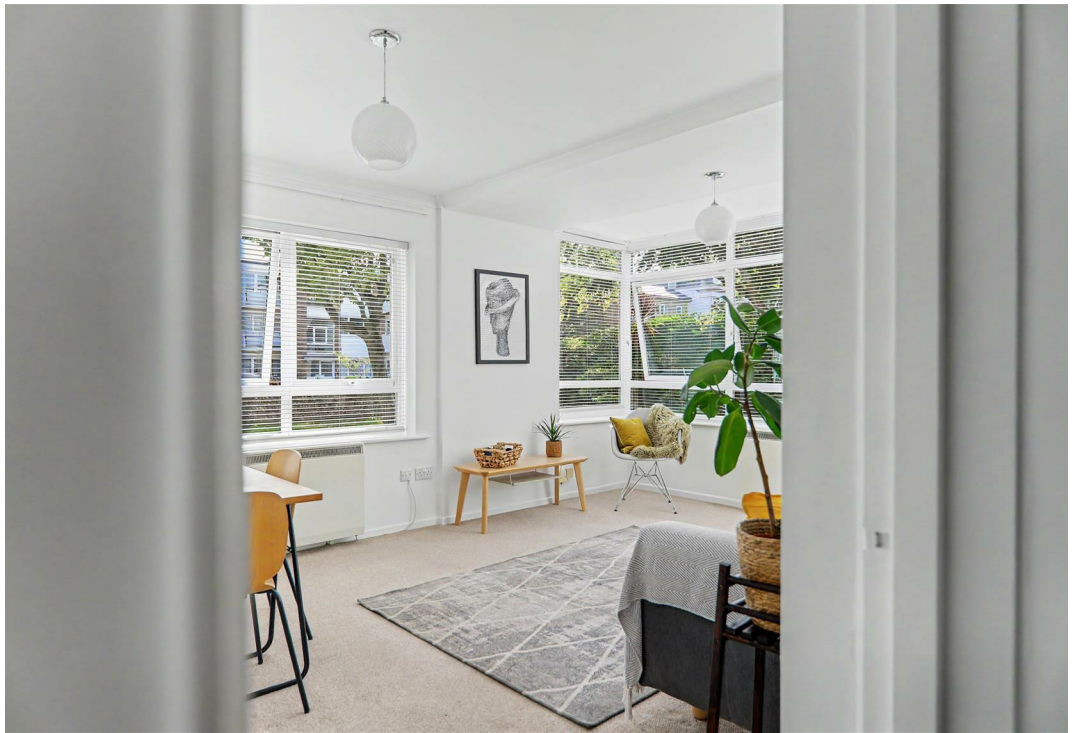
2 Airedale Court Heene Road, Worthing, BN11 4LH
Guide Price £195,000

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A one double bedroom ground floor flat situated within close proximity to Worthing town centre, seafront, shopping facilities, bus routes and mainline railway station. Briefly the accommodation comprises 16ft dual aspect lounge/dining room, kitchen, modern bathroom and double bedroom. Externally the property benefits from un-allocated residents parking and a garage. CHAIN FREE.

- CHAIN FREE
- Ground Floor
- One Double Bedroom
- Garage
- Private Outdoor Terrace
- Plenty Of Built In Storage Space
- Bathroom / WC
- Close to Seafront & Local Amenities
- Bright & Spacious Living Room
- Popular West Worthing Location





Communal Entrance

Secure door to communal hallway with private door to:

Entrance Hall

Three built in storage cupboards with one currently housing the water tank and one being a walk in storage cupboard. Night storage heater. Recess to accommodate a desk for office area.

Living/Dining Room

Dual aspect. Double glazed windows. Night storage heater. Double glazed door to:

Private Terrace

Paved for ease and maintenance. Space for outdoor table and chairs.

Bedroom

Double glazed window. Night storage heater.

Kitchen

Roll edge work surface having inset single draining sink with mixer taps and draining board. Space for freestanding cooker. Space and plumbing for washing machine. Space for fridge/freezer. Matching range of cupboards, drawers and eye level wall units. South aspect via double glazed window.

Bathroom/wc

White suite comprising panelled bath with mixer tap, glazed shower screen and electric shower unit. Pedestal wash hand basin. Close coupled wc. Chrome ladder towel rail. Extractor fan. Double glazed window.

Externally

Communal Gardens/Grounds

Majority being laid to lawn with borders of maintained and well established plants, shrubs, bushes and trees.

Residents Parking

Located to the rear of the building and accessed via Boundary Road.

Garage

Brick built. Up and over door.

Required Information.

Length of lease: 102 years remaining
Annual service charge: £2,339.50 pa
Service charge review period: Annually
Annual ground rent: £127.50 pa
Ground rent review period: Annually

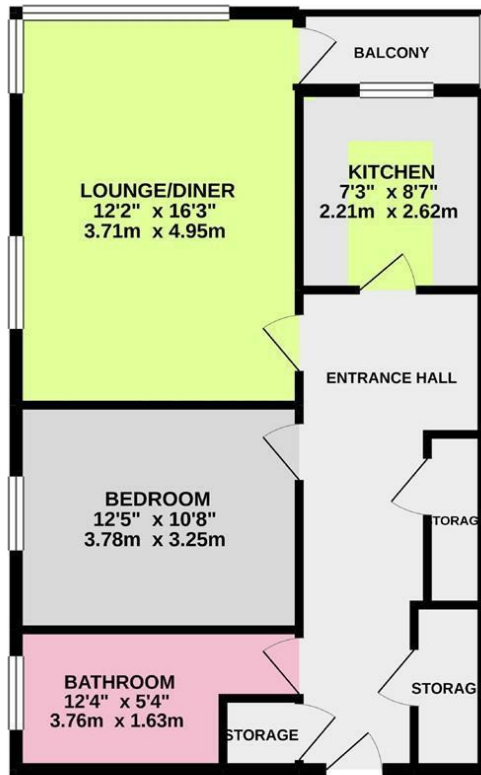
Council tax band: Band B

Draft version:

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



GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA: 672 sq.ft. (62.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix (2021).

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



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