



13b Heene Road, Worthing, BN11 3RL

Asking Price £350,000

A recently converted lower ground floor two bedroom apartment. Located in this sought after address just north of Worthing beach, with local shops nearby and being easily accessible to West Worthing mainline station. This very well presented apartment comprises two bedrooms, a spacious lounge/dining room, separate modern fitted kitchen and modern fitted shower room. Further benefits include a private westerly aspect garden, off street parking on a first come first serve basis, private entrance and no onward chain.



Lower ground floor

Own street entrance:

Entrance hall

Herringbone wood flooring.

Lounge/Dining room

13'4 into recess x 13'1 (4.06m into recess x 3.99m)

Herringbone wood flooring, wall mounted electric heater, two windows to side and two further double glazed windows overlooking the rear patio. Inset ceiling spot lighting.

Kitchen

10'4 x 5'6 (3.15m x 1.68m)

A range of wall and base units with work surfaces incorporating a grooved drainer with an inset stainless steel sink, four burner electric hob with oven and grill under, plumbing for washing machine and integrated fridge/freezer. Integrated dishwasher, tiled splash back, double glazed sash window, extractor fan and ceiling spot lighting.



Bedroom 1

12'9 upto chimney breast x 9'7 (3.89m upto chimney breast x 2.92m)

Wall mounted electric heater, cupboard housing electric hot water cylinder, double glazed sash window to front and ceiling spot lighting.



Bedroom 2

11'5 x 6'3 (3.48m x 1.91m)

Wall mounted electric heater, double glazed sash window to rear and ceiling spot lighting.



Shower room

Walk in shower with glass shower screen and mains shower, low level wc, pedestal wash basin, electric heated towel rail, extractor fan, fully tiled surround and inset ceiling spot lighting.



Rear garden

Patio area leading upto a lawned rear garden with mature tree and being of a westerly aspect with side access to the property.

Off street parking

Shared off street parking with Flat 13A, which is to the front of the property being a block paved driveway.

Agents note

Leasehold with a share in the freehold

998 years remaining on the lease

No ground rent

Disclaimer

MORTGAGE ADVICE - MORRISSEYS ARE ABLE TO OFFER INDEPENDENT ADVICE AT COMPETITIVE RATES NB: No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. Room Measurements Are Given For Guidance Only And Should Not Be Relied Upon When Ordering Such Items As Furniture, Carpets Or Appliances. No liability is Taken for any Error, Omission or Misstatement. The Agents Have Not Tested Any Apparatus, Equipment, Fittings Or Services So Cannot Verify That They Are In Working Order. A party Must rely on its own Inspections and the Buyer Is Advised To Obtain Verification From Their Solicitor Or Surveyor on the Freehold/leasehold status of the property. MORRISSEYS OFFER A FULLY COMPREHENSIVE LETTING SERVICE AND ARE ABLE TO ADVISE YOU FREE OF CHARGE THE APPROXIMATE RENTAL VALUE OF THIS PARTICULAR PROPERTY. VIEWING STRICTLY BY APPOINTMENT WITH MORRISSEYS.