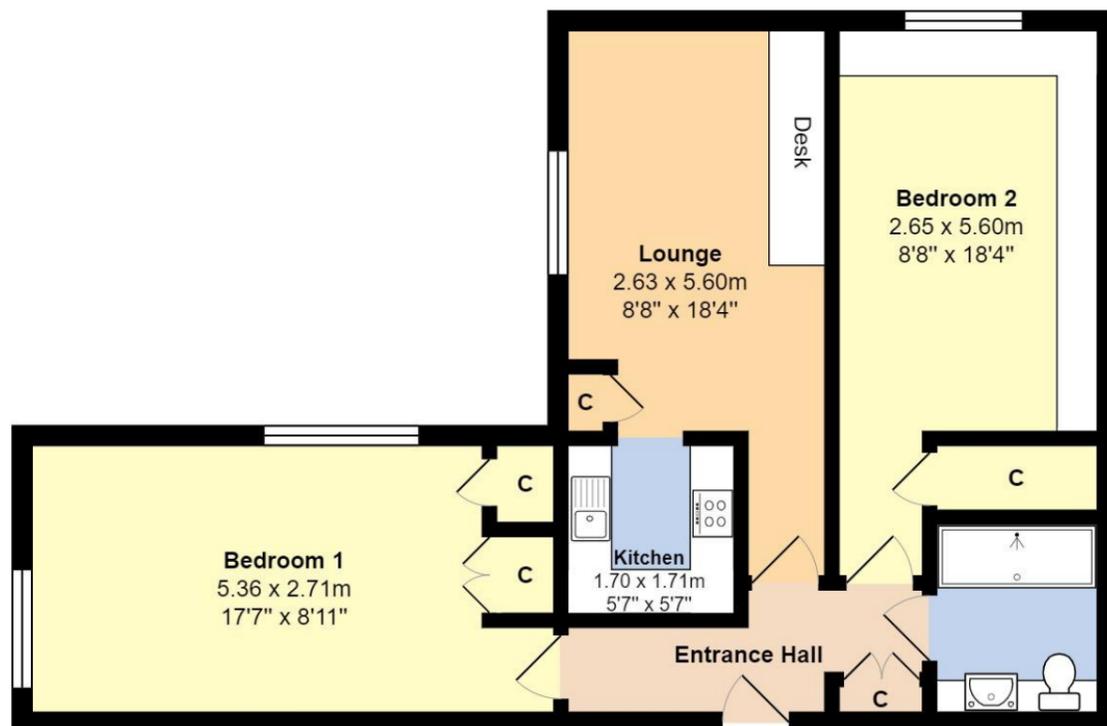


Homepier House, Heene Road, Worthing, BN11 4PP

£130,000 Leasehold



Total Area: 53.2 m² ... 573 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by Jtm 2021



An immaculate two-bedroom top floor apartment located in this popular warden assisted development in Heene Road, Worthing. The property has the benefit of a new lease and no ongoing chain.

The accommodation in brief comprises: Communal front door with an entry phone system, lift to all floors, personal door to Entrance Hall, L shaped hallway with coat cupboard, door to the lounge with modern kitchen off. Bedroom one is currently arrange as a second living room which enjoys views of a west aspect. The property is double glazed throughout and is heated via upgraded electric heaters.

The property benefits from communal gardens found towards the south side of the building, there is also a communal lounge, laundry room facilities and a guest room (bookable on request). Other benefits include non-allocated parking and the potential for an electric buggy space. Buildings insurance and water charges are included within the maintenance charges.

Council Tax Band - B
Energy Efficiency Rating - E

Leasehold Information

Tenure: We understand that the property has had a renewed lease with 122 years remaining

Service Charge: £2,385 per 6 months including water rates and building insurance

Ground Rent: £293 per 6 months

Homepier House is an age restricted development whose occupiers must be 60 years of age or over.

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



East Preston Office
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Homepier House, Heene Road, Worthing
£130,000 - Leasehold

Located within close proximity to Heene Road shopping facilities and being approximately 0.3 miles of West Worthing seafront. More comprehensive shopping facilities can be found in Worthing town centre which can be found within approximately 1 mile's distance.

Worthing also has a mainline railway station with regular links to London Victoria.



Immaculate Condition Throughout

