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20 Homepier House Heene
Road
Worthing BN11 4PP
Price £110,000





A bright one bedroom second floor retirement flat in Homepier House, Heene Road. Accommodation briefly comprises of a communal entrance, entrance hall, lounge, modern refitted kitchen, double bedroom with wardrobes and a modern refitted shower room. Benefits include electric heating and double glazed windows. The development offers a residents lounge, a laundry room, communal gardens to the front and rear with residents parking.



COMMUNAL ENTRANCE

Stairs and a passenger lifts to all floors. Security entry phone.

ENTRANCE HALL

Second floor with private front door leading to:

HALLWAY

Door to:

LOUNGE 13' X 12'1" (3.96m X 3.68m)

Electric fireplace. Airing cupboard housing water cylinder and electrics. Wall mounted electric heater. Double glazed window. Opening to:

RE-FITTED KITCHEN 7'4" X 5'7" (2.24m X 1.70m)

Single drainer sink unit with mixer taps and cupboard under. Areas of roll top work surface with addition drawers and cupboards below. Matching wall

mounted units. Integrated oven. Integrated hob and extractor fan. Space for upright fridge/freezer. Tiled walls.

DOUBLE BEDROOM 8'8" X 16'8" (2.64m X 5.08m)

Fitted wardrobes with shelves and hanging rail. Radiator. Double glazed window.

RE-FITTED SHOWER ROOM/WC

Refitted shower room comprising of sink with mixer taps and vanity unit. Push button low level WC. Double length shower with electric shower and extractor fan. Wall mounted ladder style electric heater. Tiled walls.

EXTERNALLY

COMMUNAL GARDENS

Surrounding the development.

RESIDENTS PARKING

To the front and rear of the development.

MAINTENANCE & LEASE

99 years from October 1985.

Maintenance: £1500 Per Half Year.

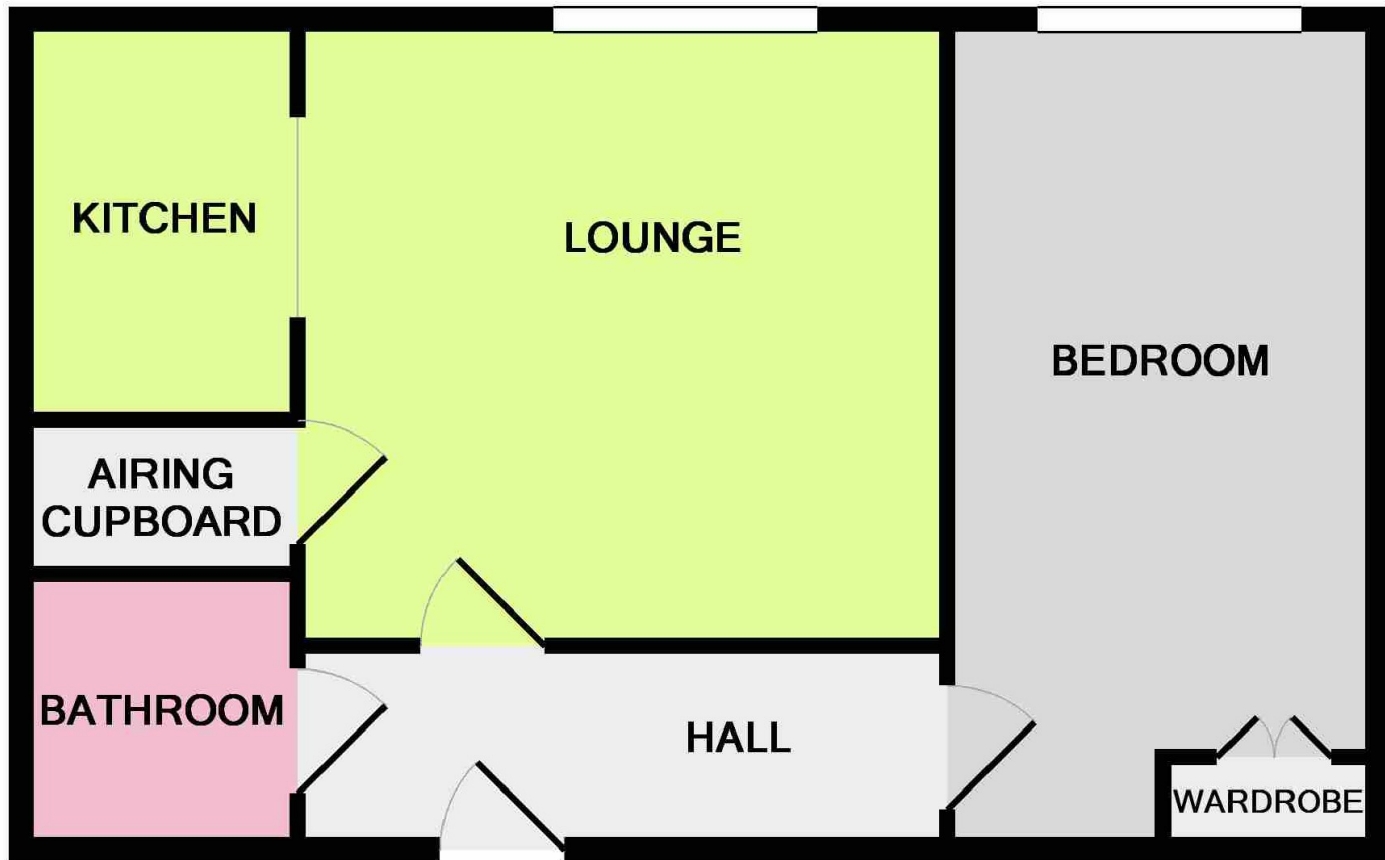
Ground Rent: £250 Per Half Year

Tenure

Leasehold

Council Tax Band

Local Authority



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
Current	Potential
79	82
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
74	77
England & Wales	

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 confirm
their condition or working order.

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