

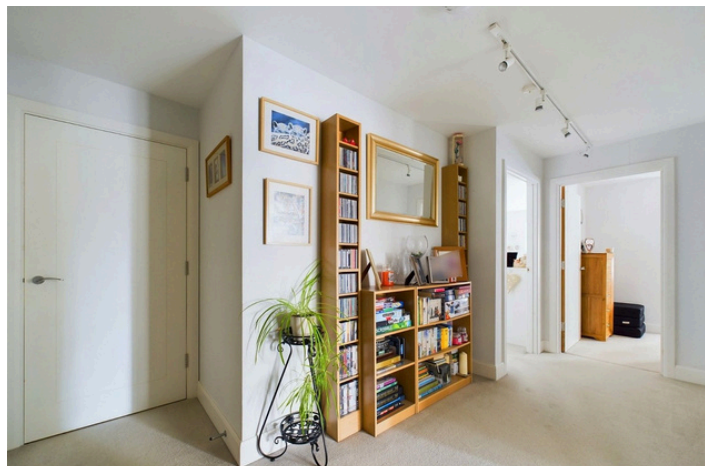


Wyresdale House | Heene Road | Worthing | BN11 3RE

Offers Over £325,000



We are delighted to offer for sale this immaculately presented and deceptively spacious ground floor courtyard apartment forming part of this prestigious age restricted Roffey development. Positioned less than 320 metres from Worthing Seafront and in easy reach of the towns comprehensive shopping amenities the property benefits from two double bedrooms, two bathrooms (one en-suite), open plan west facing living room, modern fitted kitchen & bathroom, private west facing courtyard and allocated parking space.



Key Features

- Ground Floor Courtyard Apartment
- Over 55's Roffey Development
- Two Double Bedrooms
- West Facing Open Plan Living Room
- Private West Facing Courtyard
- Modern Fitted Kitchen & Bathroom
- Utility Cupboard
- En-Suite Shower Room
- Allocated Parking Space
- Less Than 320 Metres From Worthing Seafront



2 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

There are communal front doors to both the front and rear of the development with security video entry systems that allow access to the attractive and well kept communal entrance hallways. On the ground floor, the private front door opens to a large and welcoming 'L' shaped entrance hallway with doors to all rooms, space for furniture and a larger than average utility cupboard that has plumbing and provisions for a washing machine/tumble dryer. Positioned to the west of the development with an attractive bay window with double doors opening to the privately owned, west facing courtyard, is the generously sized living room. This light and airy open plan space measures 11' 7" x 21' 1" providing ample space for both lounging and dining. The modern kitchen with views overlooking the mature planted courtyard and front borders has been fitted with a contemporary and sleek white gloss units with a range of integrated 'Bosch' appliances includes eye-level oven, fridge-freeze and dishwasher. The property benefits from two large double bedrooms both with southerly aspects and large built in wardrobes. The master bedroom also benefits from a spacious en-suite shower room fitted with a walk-in shower cubicle, toilet and wash hand basin. A matching bathroom can be accessed from the hallway which has been fitted with a full white suite including a bath with shower over, toilet and wash hand basin.

EXTERNAL

This beautiful new build development features stunning communal gardens that surround three sides and a secure entry phone system and camera. The apartment benefits from a private, allocated parking space in the well-lit private car park which is positioned to the rear of the development. There is also a covered bike rack which residents can use. Accessed via the open plan living room, the private courtyard garden faces west making this the perfect, sunny space to relax. This low maintenance space has been cleverly designed with grey paving and allows plenty of space for some garden furniture and potted plants.

LOCATION

In this highly sought after location in Worthing, allowing easy access to a wide range of shops, pubs and restaurants. There are local amenities close to hand in Heene Road and nearby Rowlands Road. Worthing seafront promenade can be found approximately 350 metres from the property and offers a safe bike cycling route along the coast to Brighton . Worthing mainline train station and town centre are approximately 0.6 miles away and offers links to both London, Brighton and Chichester. Bus services run nearby, from Heene Road and Worthing seafront promenade bus stops.

Tenure: Leasehold

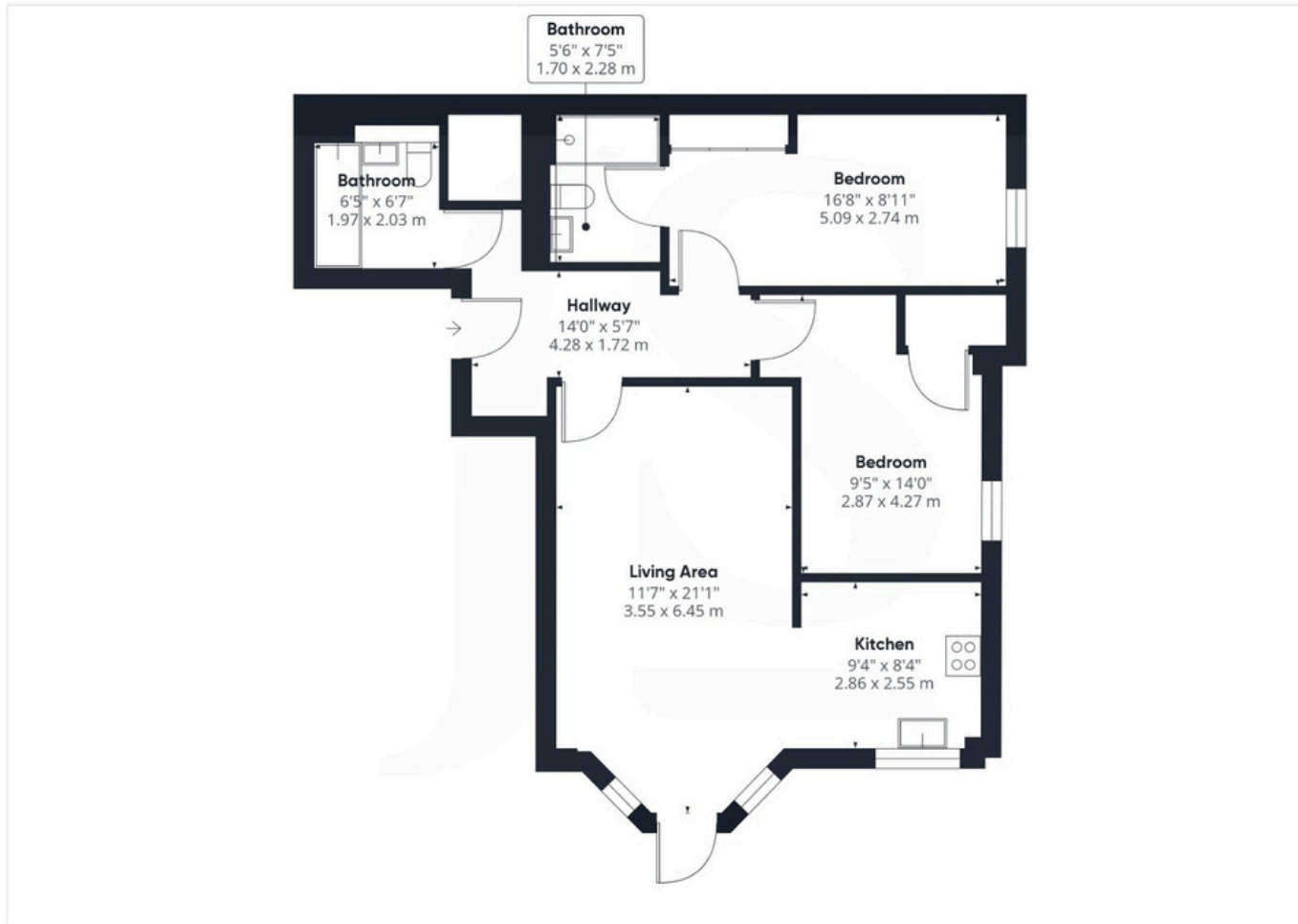
Lease: Approximately 116 Years Remaining

Maintenance: Approximately £1300 Per 6 Months

Ground Rent: £250 Per Annum

Council Tax Band D





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area *as quoted by EPC: 861 SqFt

Tenure: Leasehold

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.