







5, Heene Court Mansions Heene Terrace, Worthing, BN11 3NW

Asking Price £160,000

MORRISSEYS Whittingtons
• sales
• lettings
• management

01903 211600

Main front door
To communal hallway which is very well presented with stairs to the first floor, flat front door to:

Entrance hall
Dado rail with steps down to:

Living room
15'6 x 9'9 into recess (4.72m x 2.97m into recess)
Radiator, window, a good sized built in storage cupboard, entry phone, wall mounted thermostat, picture rail and ornate ceiling coving. Door to:

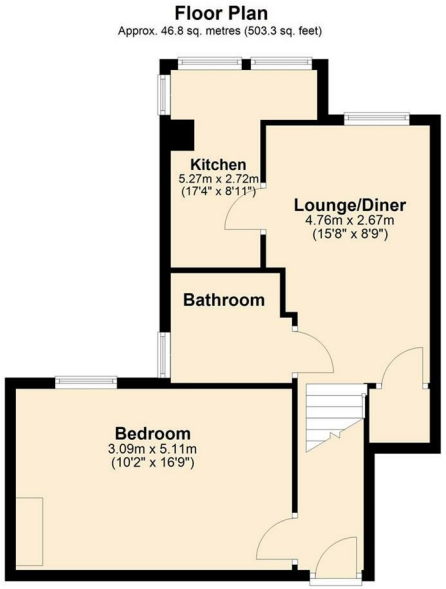
Kitchen
12'3 into bay x 6'3 (3.73m into bay x 1.91m)
With a range of wall and base units with work surfaces incorporating a stainless steel sink unit, built in four burner electric hob with oven and grill under and extractor over. Plumbing for washing machine, wall mounted Worcester gas boiler, sash windows to bay, breakfast bar and a picture rail.

Bathroom
A white suite comprising panelled bath with shower attachment, low level wc, pedestal wash basin, part tiled surround, inset ceiling spot lighting and window.

Bedroom 1
15'2 upto chimney breast x 10' (4.62m upto chimney breast x 3.05m)
Tiled fire surround, radiator, recess hanging space with overhead storage, window, picture rail and ceiling coving.

Agents note
Lease 99 Years remaining
Service charge is currently £607.76 quarterly (£2431.04 per year)
The Ground rent is £25 per quarter
Hobdens Management company, +44 (0)1903 724040

Disclaimer
MORTGAGE ADVICE - MORRISSEYS ARE ABLE TO OFFER INDEPENDENT ADVICE AT COMPETETIVE 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.



Total area: approx. 46.8 sq. metres (503.3 sq. feet)

MORRISSEYS
Family Run Sales and Lettings

185B Tarring Road
Worthing
West Sussex
BN11 4HL

Sales:
t: 01903 211600
Lettings:
t: 01903 211600

www.morrisseys.co.uk
mail@morrisseys.co.uk