

109 Heene Road  
Worthing  
BN11 4PH



CALLAWAYS  
RESIDENTIAL  
SALES & LETTINGS

# 109 Heene Road

## £1,150 Per Calendar Month

### Front Garden

Gated entrance and path to front communal door. Bin storage for ground and first floor flats.

### Communal entrance

Stained glass feature front door leading to Inner Hall

### Inner Hall

Front door entrance to flat, hallway leading to

### Lounge

Living area with south facing bay sash windows. Radiator, Newly fitted carpets. Leads to kitchen

### Master Bedroom

Good sized double bedroom with patio doors leading to rear pathway. Newly laid carpet, radiator.

### Dining/Study Room

Sash window, radiator, meter cupboard.

### Kitchen

Fitted cream kitchen with base and wall units, beech effect rolled top work surface, inset gas hob with extractor over, eye level built in double oven, integrated dishwasher, fridge, freezer and washing machine. Tiled splash backs and new vinyl flooring, ladder style radiator, down lighters. Door to rear pathway.

### Bathroom

Modern white bathroom suite, comprising panelled bath with shower over, low level WC, wash hand basin, all with chrome finish taps etc. Two windows. Part tiled walls. Vinyl flooring, ladder style radiator, downlighters. Extractor fan.

### Important Information

EPC rating: E

Council Tax Band: B

Unrestricted parking on surrounding streets

No Pets as per Head Lease.

Local Authority

Worthing Borough Council

Council Tax Band B

EPC Rating E



Contact

[enquiries@callaways.co.uk](mailto:enquiries@callaways.co.uk)

[www.callawaysestateagents.co.uk](http://www.callawaysestateagents.co.uk)

### Ground Floor Flat, 109 Heene Road, Worthing

Approximate Gross Internal Area = 68.9 sq m / 742 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1040680)