



Heene Terrace, Worthing



Offers In Excess Of
£450,000
Share of Freehold

- Upper Ground Floor Apartment
- Two Double Bedrooms
- Two En-suite Bathrooms
- Refitted Kitchen/Diner
- Uninterrupted Sea Views
- Town Centre Location
- EPC Rating - E (48)
- Share of Freehold
- Council Tax Band - C
- Large Reception Room

Robert Luff and Co are delighted to offer to the marketing this stunning converted seafront apartment situated on the upper ground floor, close to town centre shopping facilities, parks, the beach, bus routes and mainline station. Accommodation offers entrance hall, large reception room, refitted kitchen/diner and two bedrooms, both with en-suite bathroom.. Other benefits include rear patio area and uninterrupted sea views.

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Accommodation

Communal Entrance Hall

Original feature front door. Frosted inner doors. Front door leading to:

Entrance Hall

Telephone entrance system. Radiator. Under stairs storage cupboard. Original coving.

Lounge 20'10 x 16'8 (6.35m x 5.08m)

Two original feature sash cord windows with shutters, enjoying uninterrupted views over the beach and out to sea. Stripped wooden floor boards. Original feature fireplace with marble surround and stone hearth. TV point. Telephone point. Three electric heaters. Ceiling rose.

Kitchen/Diner 26'6 x 8'0 (8.08m x 2.44m)

Kitchen Area

A range of matching high gloss wall and base units. Solid oak worktops incorporating a 'Franke' one and half bowl stainless steel sink unit with designer mixer tap and drainer. Built in eye level double oven. Built in microwave. Four ring 'Hotpoint' induction hob. Stainless steel cooker hood. Integrated appliances including washing machine, dishwasher, fridge/freezer and wine cooler. Oak and gloss splash backs.

Dining Area

Split level steps to dining area. Electric heater. Glazed door and window with white louvered shutters. Down lights.

Bedroom One 16'6 x 14'8 (5.03m x 4.47m)

Original sash window including shutters overlooking the garden. Electric heater. TV point. A range of fitted wardrobes with hanging space and shelving. Further built in recess drawers and shelving. Picture rail. Door leading to:

En-suite Shower Room

walk in glass shower enclosure with sliding door and mains shower. Low level flush WC. Wash hand basin set into vanity unit with designer chrome mixer tap. Chrome heated towel rail. Tiled floor. Fully tiled walls. Extractor fan. Frosted window to side aspect with stylish white louvered shutter.

Bedroom Two 12'0 x 9'5 (3.66m x 2.87m)

Double-glazed bay window to rear. Electric radiator. Built in window desk with further overhead unit with hanging space and shelving. TV point. Door leading to:

En-suite Bathroom

Panel enclosed P shaped bath with central mixer taps, mains shower and screen. Low level flush WC. Pedestal wash hand basin with chrome mixer taps. Towel rail. Tiled floor with underfloor heating. Fully tiled walls. Built in airing cupboard with mega flow system and shelving. Extractor fan. Frosted double-glazed sash window to side aspect.

Store/Cloak Cupboard

Outside

Rear Patio

A real plus to this stunning apartment is this wonderful outside space, raised and enclosed providing ample space for table and chairs and providing a lovely flow from the kitchen, with attractive views over the garden.

Tenure

Share of Freehold. Long Lease.



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Floor Plan

Approx. 103.2 sq. metres (1110.7 sq. feet)



Total area: approx. 103.2 sq. metres (1110.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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