Robert Luff & Co

Heene Terrace, Worthing

Leasehold - Share of Freehold - Asking Price £120,000

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We are pleased to offer this spacious second floor studio apartment, ideally situated in the sought-after Heene district, just yards from Worthing seafront. Forming part of the popular West Mansions, the property offers well-proportioned accommodation, excellent storage and the added benefit of a share of the freehold, making it an appealing choice for first-time buyers, investors or those seeking a convenient seaside retreat.

Key Features

- Spacious second floor studio apartment
- Highly sought-after Heene location
- Just yards from Worthing seafront
- Popular West Mansions development
- Bright open-plan living area
- Large westerly aspect window
- Separate kitchen with additional utility/storage area
- Large storage cupboard plus further storage
- Share of freehold and remainder of a 999-year lease
- Council Tax Band A | EPC Rating C

Accessed via a lift or staircase, the apartment opens into an entrance area leading to the main living accommodation. The open plan living area is particularly bright and spacious, with a large westerly aspect window allowing plenty of natural light and offering a pleasant outlook.

A separate kitchen is accessed from the main living area, providing a practical and well-defined space for cooking. The apartment also benefits from a useful additional utility/storage area, offering valuable extra space. The accommodation is completed by a bathroom fitted with a bath, wash hand basin and WC.

West Mansions occupies an enviable position directly off the seafront, with local shops, bus services and a variety of amenities all close by. Worthing mainline railway station is also within comfortable walking distance, providing convenient connections for commuters and those wishing to explore the surrounding area.

The property is offered with a share of the freehold and the remainder of a 999-year lease, adding further appeal to this well-positioned seaside apartment.

Tenure
Share of Freehold with 936 years remaining on the lease.
Service Charge: £1,000 every six months.

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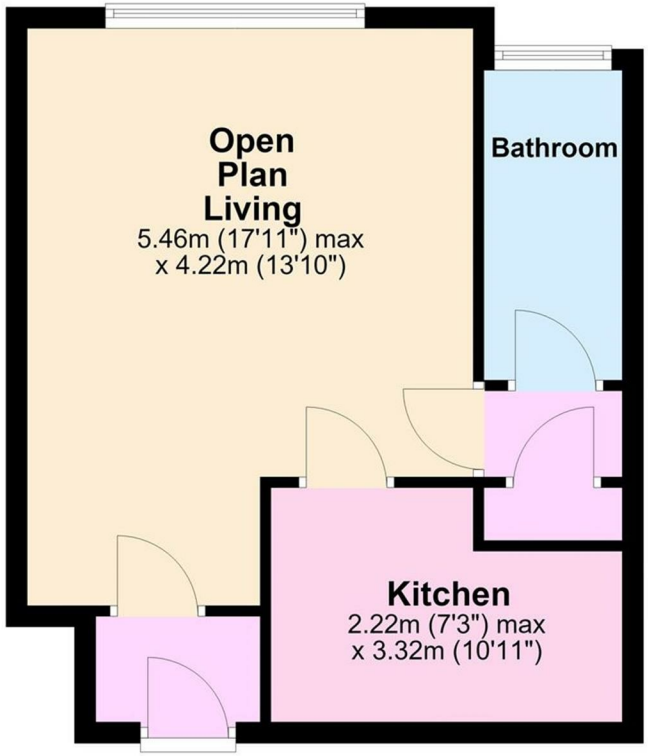
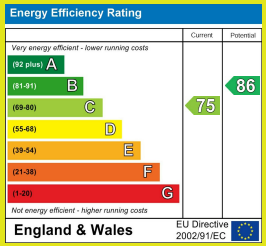
Floor Plan Heene Terrace

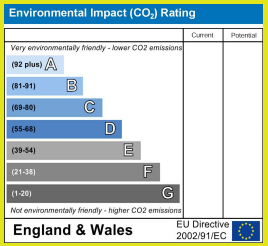
Floor Plan

Approx. 35.6 sq. metres (383.5 sq. feet)



Total area: approx. 35.6 sq. metres (383.5 sq. feet)





The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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