Robert Luff & Co

Heene Terrace, Worthing

Leasehold - Share of Freehold - Asking Price £400,000

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TBC





We are pleased to offer this exceptional two-bedroom upper ground floor apartment, occupying the entire upper ground floor of the prestigious Heene Terrace development, perfectly positioned on the seafront and enjoying attractive sea and garden views. Offered with no forward chain, this spacious home combines elegant period surroundings with generous accommodation in one of the area's most desirable coastal locations.

Key Features

- Prestigious Hean Terrace seafront development
- Occupying the entire upper ground floor
- Spacious two-bedroom apartment
- Large south-facing living/dining room
- Attractive sea and garden views
- Kitchen/breakfast room with outside seating area
- Bathroom and separate WC
- Secure telephone entry and impressive communal entrance
- Offered with no forward chain
- Council Tax Band C | EPC Rating TBC

Accessed via an impressive communal entrance with feature detailing and a secure telephone entry system, the apartment welcomes you into a private entrance hall leading to well-planned accommodation throughout. The impressive south-facing living and dining room forms the heart of the home, flooded with natural light and providing a wonderful space for both relaxing and entertaining while taking in the outlook across the communal gardens towards the sea.

To the rear of the property, the well-proportioned kitchen/breakfast room offers ample space for everyday dining and provides direct access to a private outside seating area, creating an ideal spot to enjoy the fresh sea air. Two well-sized bedrooms are complemented by a bathroom and separate WC, adding practicality for both homeowners and visiting guests. Ideally located within easy walking distance of a range of independent shops, cafés, restaurants and everyday amenities, this superb apartment presents a rare opportunity to secure a spacious seafront home within one of the town's most sought-after developments.

Tenure
Share of Freehold
Approximately 160 years remaining on the lease.
Service Charge: £275 per month.











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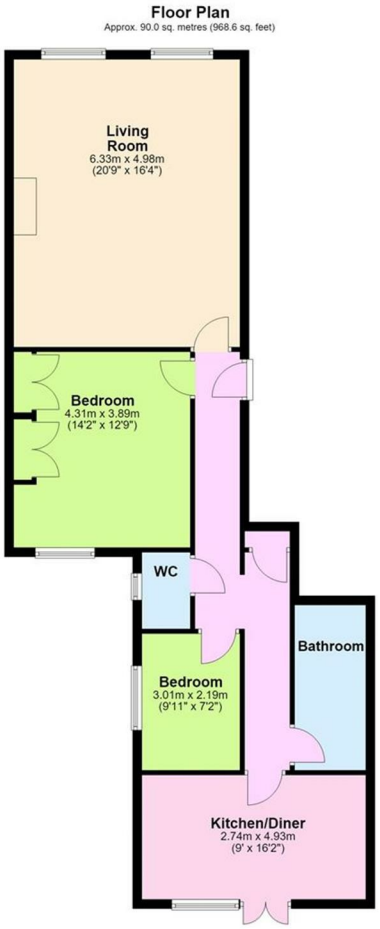






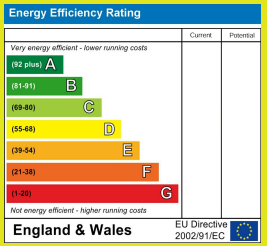
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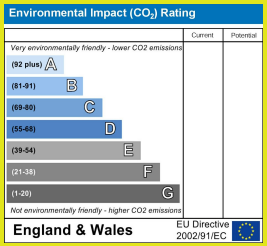
Floor Plan Heene Terrace



Total area: approx. 90.0 sq. metres (968.6 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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