Robert Luff & Co

Heene Terrace, Worthing

Leasehold - Share of Freehold - £310,000



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Description

We are delighted to offer to the market this beautifully presented top floor regency style apartment ideally situated just yards from the beach, enjoying stunning views across the beach and out to sea with town centre shops, restaurants, bus stops, parks and the mainline station all nearby.

Accommodation offers entrance hall with beautiful built in mirror fronted storage, lounge/dining room with feature fireplace and two pocket windows overlooking the sea, modern kitchen with integrated appliances, two double bedrooms and a modern family bathroom. Other benefits include gas fired central heating with a newly fitted boiler (2023), a long lease and a share of the freehold.







Key Features

- Top Floor Apartment
- Two Double Bedrooms
- Modern Bathroom
- EPC Rating E
- Sea Views
- Modern Kitchen
- Long Lease
- Council Tax Band A

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Communal Entrance
Accessed via grand entrance, intercom entrance with stairs leading to the top floor, front door with spy hole opening into:

Entrance Hall
Attractive oak effect flooring, radiator, wall mounted entry phone, spotlights, full width mirror front fitted cupboards with hanging space, shelving and pull out shoe drawers and automatic lighting, loft hatch (loft is fully boarded for storage).

Lounge/Dining Room
6 x 4.6 (19'8" x 15'1")
Two original feature sash windows to front enjoying stunning sea views across the beach and out to sea, oak effect flooring, feature fireplace with wall mounted tv point, wall mounted radiator, study area, space for formal dining table and chairs, decorative wall lights, skimmed ceiling, opening through into:

Kitchen
3.5 x 1.7 (11'5" x 5'6")
Wooden floorboard effect flooring, one and half bowl stainless steel sink inset to a roll top work surface with mixer tap and drainer, matching range of wall and base units, built in oven, four ring hob with stainless steel extractor above, space and plumbing for fridge freezer and washing machine, part tiled walls, extractor fan and decorative shelving.

Bedroom One
4.1 x 3.1 (13'5" x 10'2")
Feature original sash window to front, again enjoying stunning views over the beach and along the promenade, radiator, feature fireplace, fitted mirror fronted wardrobes with hanging space and shelving.

Inner Hallway
Wood effect flooring, two built in storage cupboards, wall mounted thermostat for the bathroom, skimmed ceiling with spotlights.

Bedroom Two
3.3 x 3 (10'9" x 9'10")
Original sash window to rear enjoying views across the downs, enclosed with shutters, radiator with decorative cover, built in wardrobe with hanging space and shelving and skimmed ceiling.

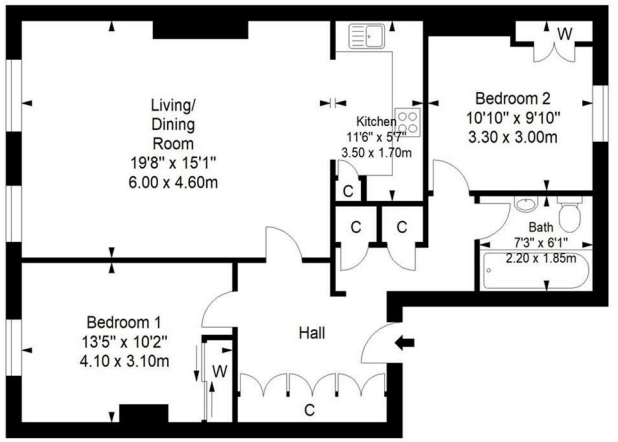
Refitted Bathroom
Panel enclosed bath with chrome mixer taps, matching chrome shower above and glass screen, low level flush WC inset to vanity unit with wall mounted wash hand basin, matching chrome mixer tap, decorative splashback, lit mirror fronted vanity cupboard above, wall mounted heated towel rail, underfloor heating, skimmed ceiling and spotlights.

Tenure
Leasehold/Share of Freehold
Remainder of 999 year lease.
Service Charge/Maintenance Charge: £110 per month.



Floor Plan Heene Terrace

Third Floor

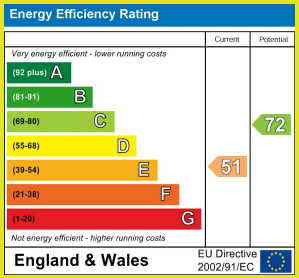


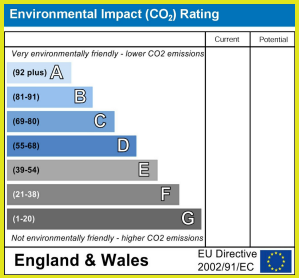
Approximate gross internal floor area 76.4 sq m/ 822.4 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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