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## Description

Robert Luff and Co are delighted to offer to the market this second floor apartment, situated in one of Worthing's iconic Seafront buildings, in the heart of Worthing town centre, close to shops, restaurants, parks, bus routes and mainline station.

Accommodation offers entrance hall, open plan lounge/kitchen, two large bedrooms and bathroom. Other benefits include STUNNING SEA VIEW.

**VIEWING ESSENTIAL.**

## Key Features

- Second Floor Apartment
- Stunning Sea Views
- Open Plan Lounge/Kitchen
- Furnished
- Located in One of Worthing's Iconic Properties
- Two Bedrooms
- Town Centre Location
- EPC Rating - D
- Council Tax Band - B
- AVAILABLE NOW





### Communal Entrance Hall

Period front door leading to attractive communal Hall. Decorative tiled floor. Stairs to second floor landing. Front door leading to:

### Entrance Hall

Laminate oak wood floor. Telephone entry phone. Cupboard with hanging space and shelves above. Picture rail.

### Inner Hallway

Laminate oak wood floor. Storage alcove. Picture Rail.

### Open Plan Lounge/Kitchen

**6.23 max x 4.92 (20'5" max x 16'1")**

Two attractive sash cord windows with glorious sea views. Two electric wall heaters. Dimmer switch. Laminate oak wood floor. Ceiling rose. Feature cast iron fireplace with stone surround. TV point.

### Kitchen Area

A range of matching wall and base units. Real wood worktop incorporating a one and half bowl sink unit with mixer tap and drainer. Built in electric oven. Four ring electric hob. Cooker hood. Integrated fridge/freezer. Integrated washing machine. Wine rack.

### Bedroom One

**5.09 x 3.51 (16'8" x 11'6")**  
Sash cord window with view to the rear. Two mirror-fronted fitted recess wardrobes with hanging space and shelving. Picture rail. Electric wall heater. Dimmer switch. Ceiling rose. Internet and TV points. Fitted carpet.

### Bedroom Two

**4.68 x 2.70 (15'4" x 8'10")**  
Sash cord window to front with fantastic sea views. Electric wall heater. Picture rail. Ceiling rose. Fitted carpet.

### Bathroom

P shaped bath with mixer taps and shower over bath with rainfall head and separate attachment. Pedestal wash hand basin. Low level flush WC. Tiled floor. Extractor fan.



## Floor Plan Heene Terrace

**Floor Plan**  
Approx. 74.9 sq. metres (806.0 sq. feet)



Total area: approx. 74.9 sq. metres (806.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	85	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	63	

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.

