



## Heene Terrace, Worthing



£1,800

- Lower Ground floor converted
- Central Worthing Location property located on Worthing seafront
- Three Bedrooms
- EPC Rating - C
- Bathroom & Ensuite to primary bedroom
- Council Tax Band - B
- Original Features Throughout

ROBERT LUFF & CO introduces a remarkable three-bedroom converted flat. A true coastal haven, this property seamlessly merges modern elegance with timeless allure. Immerse yourself in the vibrant energy of Worthing's town center, just a leisurely stroll away, while enjoying the immediate proximity to the sea, creating a perfect blend of convenience and tranquility.

Boasting a private street entrance, the lower ground floor unfolds to reveal a thoughtfully designed interior. From the modern kitchen to the wood-floored lounge adorned with folding wooden shutters, every detail speaks of sophistication. Retreat to the primary bedroom with its en-suite shower, or explore the two additional bedrooms connected by an inner hall, all bathed in natural light. Outside, a communal garden area beckons, offering a serene space to unwind. This unique coastal residence invites early viewings to secure a chance at seaside sophistication.

Available Now

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

### Entrance

Steps down to front door. Two outside storage areas.

### Entrance Hall

Large storage system. Alarm system (installed by previous owner)

### Kitchen 16'59" x 7'26" (4.88m x 2.13m)

Wall and base units including drawer units. Four ring ceramic hob with overhead extractor. Integrated oven and microwave. Tiled splash back. Sink with drainer. Integrated dishwasher and fridge/freezer. Tiled flooring. Radiator. Spot lights. Stained glass door to:

### Lounge 20'39" x 14'60" (6.10m x 4.27m)

Floor boards. Fireplace with surround and hearth. Radiator. Original coving and ceiling rose. Original sash windows with fitted shutters.

### Bedroom One 14'67" x 14'26" (4.27m x 4.27m)

Floorboards. Fireplace with surround. Radiator. Coving, Spot lights. Stained glass window, Original sash window.

### Ensuite Shower Room

WC. Walk in shower with wall mounted rainfall shower attachment. Basin set in vanity unit. Tiled. Wall mounted heated towel rail. Spot lights.

### Hallway

Floorboards. Radiator. Storage cupboard with hanging rail, shelving and space for washing machine and dishwasher. Spot lights. Loft hatch. Door to courtyard and communal garden.

### Bedroom Two 18'56" max x 11'49" (5.49m max x 3.35m)

Radiator. Boiler. Shelving. Storage cupboard. Original windows.

### Bedroom Three 11'06" x 7'36" (3.51m x 2.13m )

Radiator. Coving. Original sash window.

### Bathroom 8'72" x 6'17" (2.44m x 1.83m)

Bath with shower attachment. Traditional pedestal wash hand basin. WC. Part tiled. Radiator. Spot lights. Sash window.



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| 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 |

| 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 |

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.