

Leasehold - Offers In Excess Of £190,000



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## Description

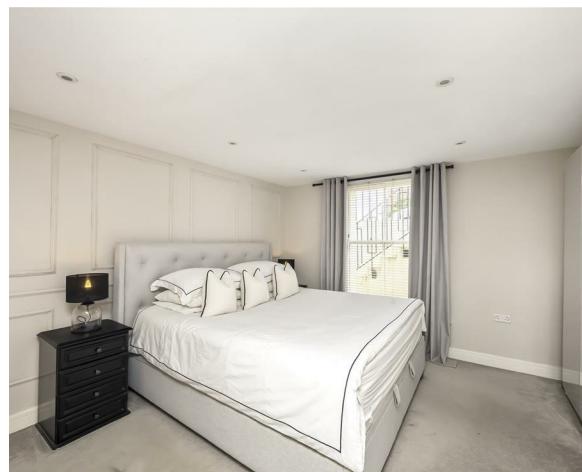
We are delighted to offer to the market this beautifully presented and fully refurbished lower ground floor apartment, ideally situated on this seafront location, just yards from the beach, in this Grade II listed building, with town centre shops, restaurants, bus routes, parks, and the mainline station all nearby.

Accommodation offers a good size entrance hall, an open plan lounge/dining/kitchen space, a spacious double bedroom, a refitted family shower room, and also benefits from a long lease.

## Key Features

- Lower Ground Floor Apartment
- Stunning Grade II Listed Building
- Refitted Shower Room
- Close To Mainline Station
- Long Lease
- Beautifully Presented & Refurbished
- Open Plan Lounge/Dining/Kitchen Space
- Close To Town Centre
- Yards From Seafront
- Council Tax Band A





Part glazed front door leading into:

#### **Communal Entrance**

Serving just two of the apartments with tiled flooring, decorative wall lighting, and private front door leading into:

#### **Entrance Hall**

Beautiful tiled floor, radiator, decorative panelled walls, wall lighting, and part glazed door leading into:

#### **Open Plan Living Space 6.20 x 4.83 (20'4" x 15'10")**

Double aspect room with stunning original sash windows to the front and side aspect, beautiful oak flooring flows throughout, with the kitchen area providing a single stainless steel sink unit inset to solid wooden worktops with chrome designer mixer tap and drainer, matching range of wall and base units with built in oven. four ring hob and extractor, integrated appliances include a fridge/freezer and washing machine, display shelving, opening up into the lounge/dining area with space for sofa, TV and coffee table, TV point, radiator and space for formal dining room table and chairs, wall mounted thermostat, wall mounted entry phone, and skinned ceiling with spotlights.

#### **Inner Hallway**

Built-in storage cupboard housing tank and offering hanging space and storage, door leading into:

#### **Bedroom**

**4.83 x 3.84 (15'10" x 12'7")**  
Beautiful original sash window to side aspect, two mirror fronted built-in triple wardrobes with hanging space and shelving, dressing area, feature wood panelling, TV point, and skinned ceiling with spotlights.

#### **Refitted Bathroom**

Fully tiled floor, walk-in glass shower enclosure with floating head and chrome mixer tap, wash hand basin inset to vanity unit with designer matching chrome mixer tap, low level flush WC, part tiled walls with mirrored inserts, heated chrome towel rail, extractor fan skinned ceiling and spotlights.

#### **Tenure**

Leasehold - 937 years remaining.  
Maintenance £2,000 per annum.



## Floor Plan Heene Terrace

### Heene Terrace



Lower Ground Floor  
Approximate Floor Area  
543.57 sq ft  
(50.50 sq m)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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