



Offers Over  
**£400,000**  
Leasehold - Share of  
Freehold

## Heene Terrace, Worthing

- Basement Flat
- Three Bedrooms
- Bathroom & Ensuite
- Original Features Throughout
- Central Worthing Location
- EPC Rating - C
- Council Tax Band - B
- Leasehold - Share of Freehold

A three bedroom purpose built flat situated in this ideal Worthing town centre location with shops, restaurants, the seafront, bus routes and mainline station all nearby. Accommodation offers entrance hall, kitchen, lounge, three bedrooms, family bathroom plus an ensuite shower room.

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

**Robert  
Luff & Co**  
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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.



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ  
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# Floorplan



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

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