



Offers Over  
**£325,000**  
Leasehold - Share of

## Heene Terrace, Worthing

- Spacious Top Floor Apartment
- Two Double Bedrooms
- Living Room with Sea Views
- Fitted Kitchen
- Family Bathroom
- EPC Rating D
- Chain Free

Robert Luff and Co are delighted to offer to market this spacious and well presented Seafront apartment, close to town centre shops, restaurants, parks, schools, local bus routes and the mainline station. Accommodation offers a good size living room, fitted kitchen, two good size bedrooms. Other benefits includes seafront location, with stunning sea views. Chain Free.

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**Robert  
Luff & Co**  
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## Accommodation

### Communal Entrance

Stairs to top floor

### Entrance Hall

Carpet flooring. Communal entry phone. Built in storage cupboards. Airing cupboard. wall mounted electric radiator. Ceiling lighting and door to:

### Living Room 18'9" x 14'11" (5.74 x 4.55)

Two sash windows with stunning sea views. Carpet flooring. Two wall mounted electric radiators. Wall and ceiling lighting. Leading to:

### Kitchen 11'5" x 5'4" (3.5 x 1.65)

Fitted kitchen with a range of base and wall units. laminate worktops. Sink and drainer unit Integrated oven. Integrated hob with extractor fab. Integrated dishwasher. Space for fridge/freezer. Ceiling lighting.

### Bedroom One 13'3" x 10'0" (4.06 x 3.05)

Sash window with sea views. Carpet flooring. Ceiling lighting. Fitted wardrobe. Radiator

### Bedroom Two 9'10" x 9'4" (3.00m x 2.87m)

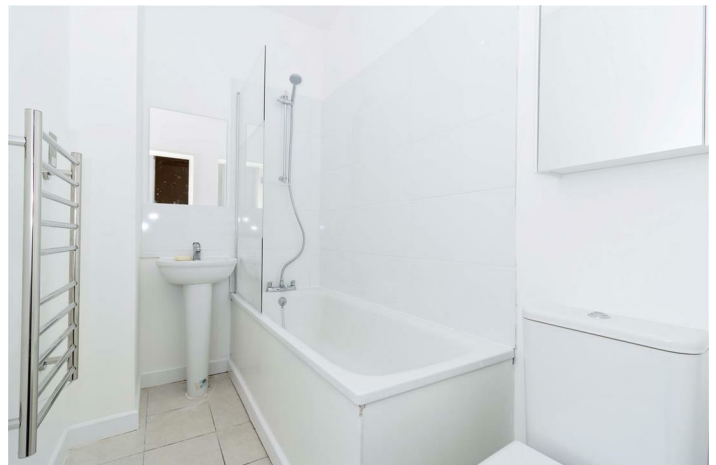
Carpet flooring. Fitted wardrobe. Sash window. Electric radiator. Ceiling light.

### Bathroom 6'0" x 5'10" (1.83 x 1.8)

Low level WC with push flush. Pedestal hand wash basin with mixer tap. bath with mixer tap. Glass shower screen with Mire shower over.

### Tenure

99 year lease. Service Charge £400 per 6 months. Ground Rent £250 per annum.

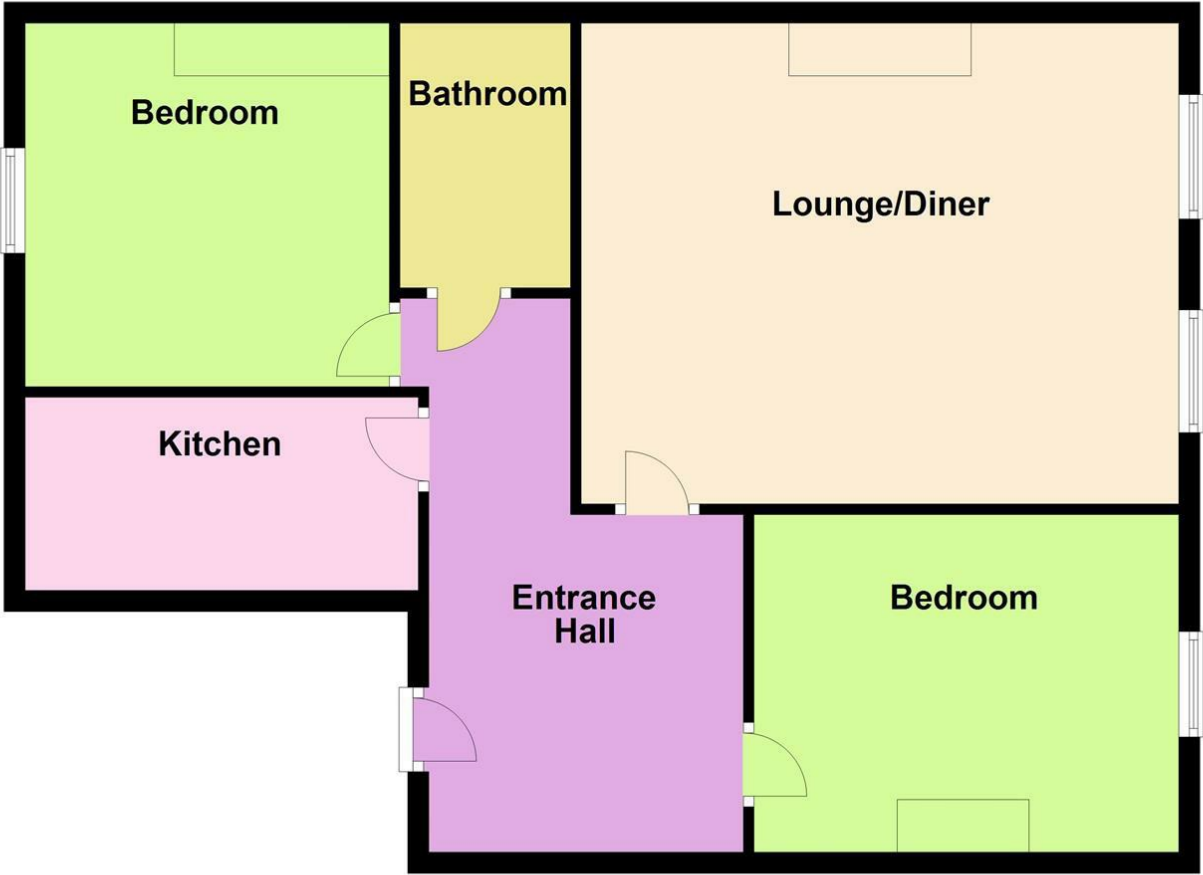


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

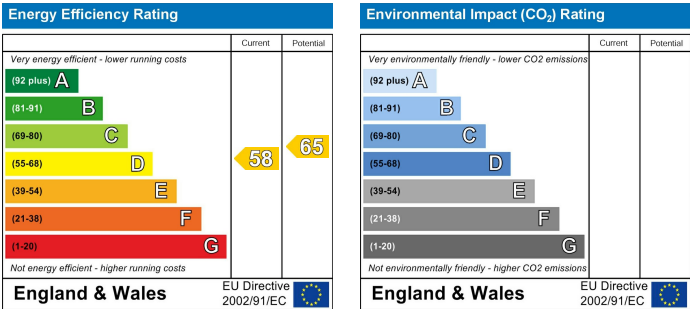
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**Floor Plan**  
Approx. 76.5 sq. metres (823.8 sq. feet)



Total area: approx. 76.5 sq. metres (823.8 sq. feet)



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.