



## Heene Terrace, Worthing

Offers In Excess Of  
£170,000  
Leasehold

- Third Floor Apartment
- Walking Distance to Town Centre & Mainline Station
- Double Bedroom
- Yards from the Beach
- Long Lease
- EPC Rating - E (51)
- Leasehold
- Council Tax Band - A

We are delighted to offer an ideally situated flat just off the town centre and seafront. This character filled block offers a lift and internally the flat has a double bedroom, spacious lounge, kitchen and neutral bathroom.

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**  
Sales | Lettings | Commercial



## Accommodation

Feature Entrance Door With Spy Hole into:

### Entrance Hall

Electric radiator and carpeted.

### Living Room

Original sash windows. Dado rail. High rise skirting. TV point. Electric Radiator . Carpet

### Bathroom

Part tile walls. Panel enclosed bath with overhead shower. Low level flush WC. Hand wash basin. Electric radiator. Wood effect flooring

### Bedroom

Original sash windows to side aspect with views over Worthing and across the downs. Built in wardrobes. Electric storage heater. Carpet

### Kitchen

Original sash window to side aspect. Part tiled walls. Matching range of high gloss wall and base units. Stainless steel sink inset to worktop with mixer tap and drainer. Wood effect flooring. Integrated appliances include fan assisted oven, four ring electric hob with overhead extractor fan, fridge, freezer and washing machine.

### Tenure

Leasehold. 782 years remaining on the lease. Maintenance/ service charge £190 per month. Ground rent £10 per year. Council Tax Band - A.



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

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## Floor Plan

Approx. 47.5 sq. metres (511.2 sq. feet)



Total area: approx. 47.5 sq. metres (511.2 sq. feet)

| Energy Efficiency Rating                    |  | Current                 | Potential  |
|---|--|-------------------------|--|
| Very energy efficient - lower running costs |  |                         |  |
| (92 plus) <b>A</b>                          |  |                         | <div style="text-align: center; font-size: 2em; font-weight: bold;">82</div> |
| (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>                             |  |                         |  |
| Not energy efficient - higher running costs |  |                         |  |
| <b>England &amp; Wales</b>                  |  | 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) <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>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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.