



Offers In Excess Of
£400,000
Share of Freehold

Heene Terrace, Worthing

- Converted Seafront Apartment
- Two Large Double Bedrooms
- Spacious Kitchen/Dining Area
- Living Room With Feature Fireplace
- Modern Shower Room
- Rear Patio
- Share Of Freehold
- Council Tax Band - B

We are delighted to offer to the market this stunning seafront apartment with rear patio ideally situated in the highly sought after historical Heene Terrace, close to the town centre shopping facilities, parks, schools, bus routes, mainline station and being just a stone's throw away from the seafront. The bright, spacious accommodation offers an entrance hallway, a modern kitchen/dining area with quality units and appliances, a large south facing living room with a feature fireplace, two large double bedrooms, with one having an en-suite WC, and a modern shower room. Other benefits include having a private entrance, a rear patio area and being beautifully presented throughout.

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www.robertluff.co.uk

**Robert
Luff & Co**
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Accommodation

Private Entrance

Front door leading to;

Large Entrance Hallway

Large Cupboard. Original style coving. Spotlights. Tiled floor with one step leading up to:

Kitchen/Dining Area 35'4" x 7'4" (10.79 x 2.26)

Engineered oak flooring. Black granite worktops and glass splashback. Integrated basin and drainer. Häcker Kitchen wall and base units with multifunctional shelves, includes two pull out larders and pan drawers with soft closing. Panasonic American style fridge/freezer. Integrated beer fridge. Integrated Neff appliances: Dishwasher; Slide and Hide Oven with steam function and circotherm; Compact Oven and Microwave; Combination Steam Oven; Induction Hob; and fully installed overhead Extractor with counter lighting and remote control. Spotlights.

Living Room 20'6" x 15'9" (6.27 x 4.82)

Engineered oak flooring. Two south facing windows with sash secondary glazing. Original style coving. Fitted shelving. Two radiators. Open gas fire with hearth and sandstone surround.

Hallway

Power points. Engineered oak flooring. Original style coving. Spotlights. Utility cupboard with boiler and plumbing for washing machine, shelving, and lighting. Door to rear patio. Radiator. Wall mounted HIVE thermostat

Shower Room 9'10" x 6'9" (3.00 x 2.08)

Tiled flooring with underfloor heating. Spotlights. Extractor fan. Frosted double glazed window. Villeroy and Boch wall hung double vanity unit with soft closing doors, adjustable lighting and two washbasins. Villeroy & Boch Viclean shower toilet with automated opening, heated seat and other functions. Tiled walls. Two shaver points. Large mirror. Floor sunk shower tray with wall mounted shower and controls.

Bedroom One 26'10" x 15'10" (8.20 x 4.83)

Original style coving. Large fitted mirrored wardrobes with shelving and hanging rail. Large radiator. Fitted shelving. Window with Banham security shutters and views of garden area.

Bedroom Two 13'8" x 12'6" (4.18 x 3.83)

Original style coving. Radiator. Window with Banham security shutters. Door to:

En-Suite WC

Wall hung wash hand basin. Wall mounted low level flush WC. Tiled walls. Large mirror and spotlights.

Outside Patio

Hard standing. Steps up to communal gardens. Mature bushes and plants.

Tenure

Share Of Freehold

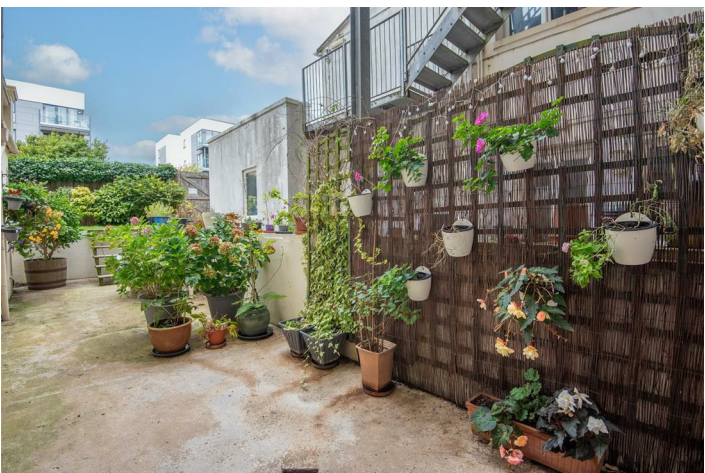
Monthly Service Charge - £250

Annual Ground Rent - £60

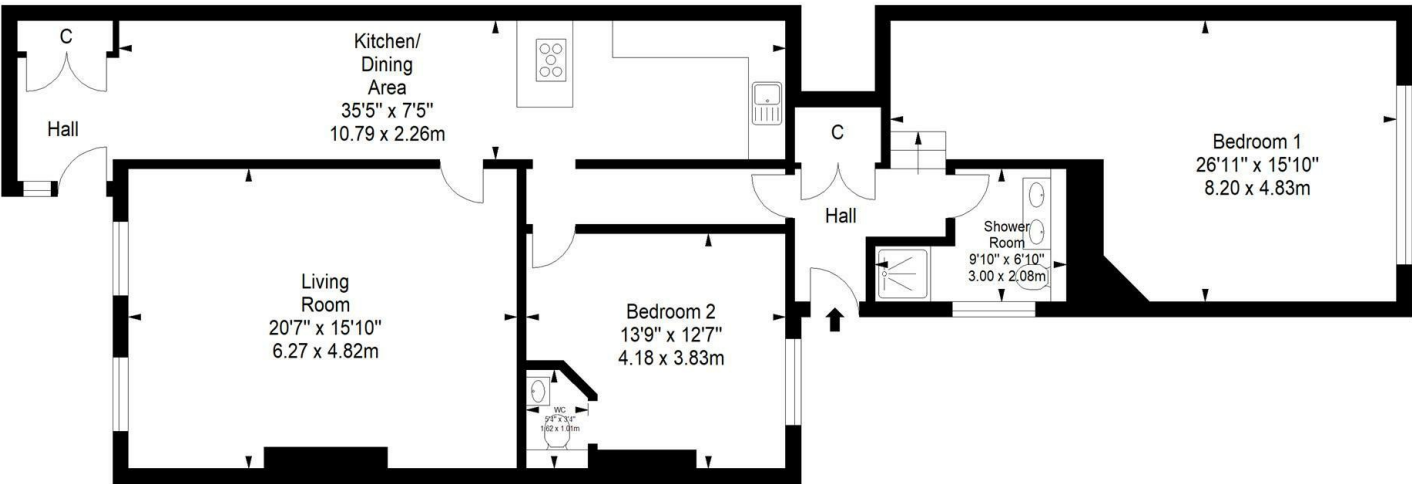
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Lower Ground Floor



Approximate gross internal floor area 124.6 sq m/ 1341.2 sq ft
Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.