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We are delighted to offer this exceptional top-floor seafront apartment, ideally positioned to enjoy panoramic coastal views while being within easy reach of the town centre shopping facilities and mainline train stations. The property benefits from a long lease, a private ground floor store room, and a beautifully presented interior throughout.

This impressive apartment combines modern living with a prime coastal location. Secure entry is provided via a coded alarm system, CCTV throughout the building, and an entryphone system, offering peace of mind.

The hallway features a tiled floor and access to the fuseboard. The lounge/diner is a bright and spacious reception area, enhanced by wood beam ceilings, downlights, two radiators, TV points, and a WiFi point, with double glazed doors opening onto a south-facing glass-panelled balcony enjoying outstanding coastal views.

The kitchen is finished with black gloss wall and base units complemented by wood worktops, and includes a four-ring electric hob with extractor fan, double oven, built-in microwave, and a large American-style fridge freezer. There is also access to eaves storage housing space and plumbing for a washing machine and tumble dryer.

There are two well-proportioned bedrooms. Bedroom one offers a Velux double glazed window, carpeted flooring, downlighting, and space for wardrobes and drawers. Bedroom two is a large room with a double glazed window, carpet, radiator, loft access, and downlighting.

The bathroom is luxuriously appointed with a freestanding bath, walk-in shower with rainfall head, basin set into vanity unit, WC, vertical heated towel rail, feature tiled flooring, Velux window, eaves storage, and downlighting.

Externally, the property enjoys a glass-panelled south-facing balcony with far-reaching coastal views. A private ground floor store room is located conveniently by the lift. The apartment is situated directly on the seafront in a highly desirable position.

Tenure

Leasehold with remainder of 999 year lease.

Maintenance: £2,000 (TBC)

Ground Rent: £200 per annum (included storage room)

Key Features

- Top floor seafront apartment with long lease
- South-facing glass-panelled balcony with coastal views
- Spacious lounge/diner with wood beam ceilings and balcony access
- Modern fitted kitchen with integrated appliances and storage
- Two well-proportioned bedrooms with Velux and double glazed windows
- Luxurious bathroom with freestanding bath and rainfall shower
- CCTV, coded alarm system, and entryphone security
- Private ground floor store room located by the lift
- Convenient location close to town centre shops and mainline stations
- Council Tax Band B | EPC Rating TBC



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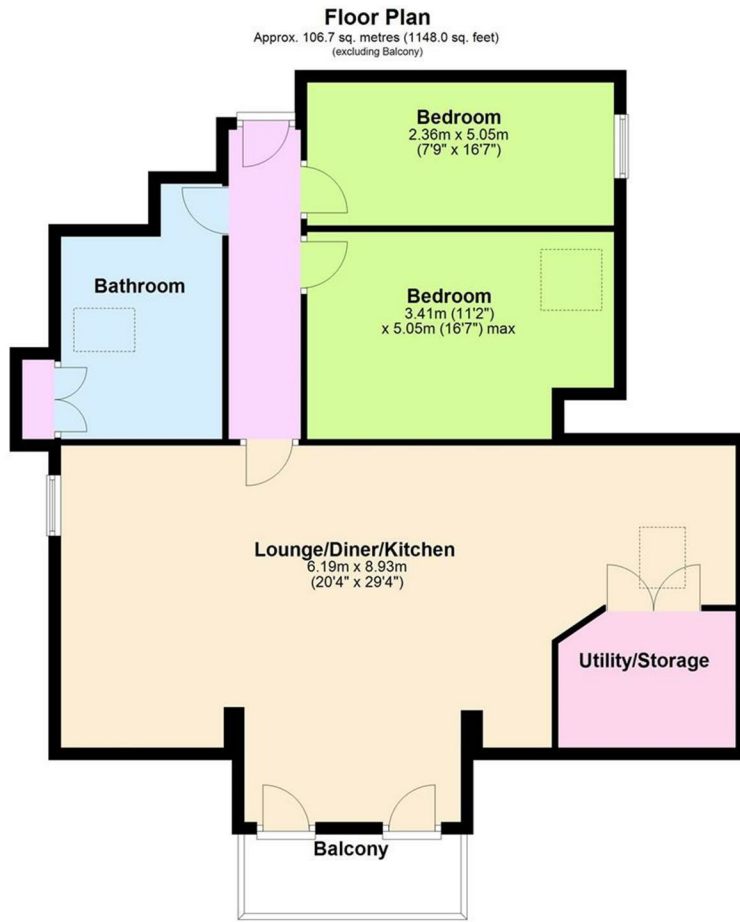


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Floor Plan Heene Terrace



Total area: approx. 106.7 sq. metres (1148.0 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(69-80) C		
(69-80) C			(55-68) D		
(55-68) D			(39-54) E		
(39-54) E			(21-38) F		
(21-38) F			(1-20) G		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			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.

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