



15 Heene Terrace, Worthing, BN11 3NR

Price £550,000

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Beautifully presented two bedroom second floor apartment with breath-taking sea views and forming part of one of Worthing's iconic seafront terrace. Recently redesigned to a high specification by an interior designer from Brighton, the apartment features a wealth of character with a twist of contemporary design. Accommodation briefly comprises security entry phone, communal entrance with passenger lift to second floor, entrance hall, stunning lounge with panoramic sea views, bespoke kitchen/diner with panoramic sea views, two double bedrooms with fitted wardrobes, luxury bathroom and ensuite shower to master bedroom. Features include sash windows, ornate corniced ceilings, panelled walls and 'Kardean' flooring whilst also benefiting from a security entryphone, passenger lift and gas fired central heating. Externally the apartment also overlooks the adjoining beautiful landscaped gardens along with the seafront and promenade. providing an easy walk to the Town Centre.

- Beautifully Presented
- Second Floor Seafront Apartment
- Breath-Taking Sea Views
- Worthing Town Centre Location
- Bespoke Kitchen/Diner
- Luxury Bathroom & Ensuite
- Passenger Lift





LOCATION

This stunning apartment is centrally positioned adjacent to Worthing's seafront and promenade being ideally placed for a collection of high street retailers including Marks & Spencer and Waitrose. Leisure facility are just at hand such as the Dome cinema, Splashpoint swimming pool, cafe's & theatres.

ENTRANCE

Secure telephone entry system. Part glazed communal doors leading to communal entrance hallway. Ornate features with stairs and passenger lift leading to the second floor.. Private front door to:

ENTRANCE HALL

Spacious split level hallway. Panelled walls. Cornice ceilings. Security entryphone.

STUNNING LOUNGE

5.64m x 5.00m (18'6 x 16'5)

Sash windows with superb panoramic sea views. Feature fireplace with coal effect log burner. Alcoves with fitted storage cupboards. Panelled walls. Wall light points. Cornice ceiling. Two radiators. Door to :

KITCHEN/DINER

5.79m x 2.54m (19' x 8'4)

Sash window with panoramic sea views. Bespoke fitted kitchen with worktops having inset single drainer sink unit featuring 'Quooker' mixer taps. Matching base and eye level wall units with concealed lighting under, Integrated 'appliances including oven, induction hob with concealed extractor above, fridge/freezer, dishwasher and washing machine. Part tiled in attractive ceramics. Radiator.

BEDROOM 1

5.05m x 3.10m (16'7 x 10'2)

Excellent range of fitted wardrobes. Cornice ceilings. Radiator. Sash window. Double doors opening to:

EN-SUITE SHOWER

Step in fully tiled shower with overhead chrome shower. Glazed folding doors.

BEDROOM 2

3.43m x 3.40m (11'3 x 11'2)

Excellent range of fitted wardrobes. Cornice ceilings. Radiator. Window. Part glazed door leading out to fire escape.

LUXURY BATHROOM/WC

Marble tiled walls. Stand alone contemporary oval bath with mixer taps. Vanity unit with wash hand basin and storage cupboard. 'Burlington' high level cistern wc. Radiator incorporating chrome towel rail. Cornice ceiling. Extractor fan.

SEPARATE CLOAKROOM/WC

White suite. Close coupled wc. Wash hand basin. Window.

TOTAL FLOOR AREA

89 m2

958sq ft

REQUIRED INFORMATION

Length of lease: 177 years.

Annual service charge: £3,000.

Service charge review period: Per annum.

Annual ground rent: NA

Ground rent review period: TBC

Council tax band: C

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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