



7 Heene Terrace, Worthing, BN11 3NP
Guide Price £525,000

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Impeccably presented and expertly modernized three double bedroom, two bathroom duplex apartment situated within Worthing's historic Heene Terrace. The apartment offers generous accommodation positioned on two floors with a total floor space measuring approximately 1,300 sqft. Heene Terrace is a favoured seafront setting within convenient walking distance of the town centre featuring an array of bars, restaurants, cafes and mainline railway station for those eager to venture further afield. Accommodation briefly comprises spacious split level entrance hall, modern fitted kitchen/diner, 18ft living room with sea views, two double bedrooms one offering sea views and the other distant views of the south downs, modern bathroom/wc, utility room, stairs to upper floor, primary bedroom, modern en suite/wc and walk-in wardrobe. Viewing is considered essential to appreciate the overall size and condition of this stunning home. CHAIN FREE.

- Spacious Fourth Floor Duplex Apartment
- Exceptional Standard Of Finish
- Historic Heene Terrace / Worthing Seafront Location
- Three Double Bedrooms
- Modern Bathroom & En Suite
- High Spec Fitted Kitchen/Diner
- Panoramic Sea Views
- Total Floor Area Approx. 1,300 sqft / 120m²
- CHAIN FREE





Communal Entrance

Attractive tiled steps rising to communal front door. Secure telephone entry system. Communal hallway with stairs to fourth floor. Personal door to:

Spacious Split Level Entrance Hall

Entry telephone. Traditional column radiator. Central heating thermostat. Stairs to upper floor. Levelled ceiling. Inset spotlights.

Kitchen/Diner

4.60m x 4.57m (15'1 x 15')

Range of corain work surfaces incorporating one and a half bowl stainless steel sink with swan neck mixer tap over, five ring 'Neff' induction hob with extractor canopy over. Further 'Neff' integrated appliances include oven/grill, microwave oven, fridge/freezer and dishwasher. Range of matching handleless soft close, cupboards, drawers, wall units, bin drawer and pull out larder. Space for 8-seater dining table and chairs. Traditional column radiator. Double glazed sash window with distant views of the south downs. Tiled flooring. Levelled ceiling. Inset spotlights.

Living Room

5.72m x 4.34m (18'9 x 14'3)

A particular feature of the home given it's generous size, abundance of natural light and unobstructed sea views. Two double glazed



South facing sash windows. Traditional column radiator. Levelled ceiling. Inset spotlights.

Bedroom Two

3.96m x 3.10m (13' x 10'2)

Double glazed sash window with unobstructed sea views. Traditional column radiator. Radiator. Levelled ceiling. Inset spotlights.

Bedroom Three

3.20m x 3.15m (10'6 x 10'4)

Double glazed sash window with distant views of the south downs. Traditional column radiator. Levelled ceiling. Inset spotlights.

Bathroom

Panelled bath with wall mounted mixer taps and ceiling mounted rainfall shower head. Wash hand basin with mixer tap and pull out storage below. Concealed cistern push button w/c. Chrome effect ladder style towel radiator. Two double glazed obscure glass sash windows. Tiled walls and flooring. Access hath to loft space. Levelled ceiling. Inset spotlights. Door to:

Utility Room

Housing wall mounted 'Worcester' gas boiler. Space and plumbing for washing machine and tumble dryer. Tiled flooring.

First Floor Landing

Levelled ceiling. Inset spotlights. Door to:



Primary Bedroom

4.19m x 3.20m (13'9 x 10'6)

'Velux' window. Traditional column radiator. Eaves storage. Pitched ceiling. Inset spotlights. Door to:

En suite

Walk in shower with ceiling mounted rainfall shower head, handheld attachment, wall mounted controls, glass shower screen and drying area. Freestanding curved bath with wall mounted controls. Wash hand basin with mixer tap and pull out storage below. Concealed cistern push button w/c. Chrome effect ladder style towel radiator. Tiled walls and flooring. 'Velux' window. Inset spotlights. Extractor fan. Door to:

Walk In Wardrobe

Radiator. Ample space for shoes and clothes. Inset spotlights.

Required Information

Length of lease: 148

Annual service charge: Approximately £1,380

Annual ground rent: £0

Council tax band: B

Version 1.

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



WES
NICK -
RYAN -
THOM -
BATHER
JACOB -
HOLLY
NINA
WAON

FOURTH FLOOR
1000 sq.ft. (92.9 sq.m.) approx.


UPPER FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA: 1302 sq.ft. (121.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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	73	76
(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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