



4 Mayfair House, Heene Terrace, Worthing, BN11 3NR
Guide Price £495,000



Stunning first floor two bedroom balcony apartment with breath-taking sea views and forming part of one of Worthing's finest seafront buildings, Mayfair House. The property was rebuilt and converted in 2014 and went on to win a Sussex heritage award with its opulent communal hallways and grandeur. Features include full height windows, original wooden shutters along with an abundance of period features such as tall ceilings, ornate corniced ceilings, sash windows and marble fireplaces. Accommodation briefly comprises security entry phone, opulent communal hallways, entrance hall, stunning 24ft living room/kitchen leading to full width canopied balcony with breath-taking sea views, two double bedrooms, en suite and family bathroom. Further benefits include a passenger lift, gas fired central heating and double glazed sash windows. Externally there are beautiful landscaped communal gardens to the rear whilst to the front of Mayfair House, there are well maintained and landscaped gardens along with the seafront and promenade. A rare opportunity is that there is an allocated and gated car parking space available to lease with this apartment. CHAIN FREE

- Stunning First Floor Apartment
- South Facing Living Room/Kitchen
- Full Width South Facing Balcony
- Panoramic Sea Views
- Two Double Bedrooms
- Car Parking Available
- Passenger Lift
- Beautiful Communal Gardens
- Chain Free



LOCATION

This stunning apartment is centrally positioned on Worthing's shoreline, 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. Grandeur, beautifully presented with stairs and passenger lift leading to the first floor. Private door to:

ENTRANCE HALL

Spacious split level hallway. Storage cupboard with gas fired boiler supplying hot water and central heating. Security entryphone.

STUNNING LIVING ROOM & KITCHEN

7.57m x 5.54m (24'10 x 18'2)

KITCHEN AREA: Panoramic sea views. The open plan kitchen is beautifully appointed with Farrow & Ball painted units with 'Carrera' marble worktops with inset sink unit and mixer taps. Matching base and eye level wall units. Integrated 'Neff' appliances including oven, induction hob with concealed extractor above, fridge/freezer, dishwasher, washing machine and tumble dryer. The sit up island combines a breakfast bar with additional storage underneath and space for stools. Leading onto:

LIVING/DINING ROOM AREA:

Panoramic sea views. Feature marble fireplace with wrought iron inset. High ceilings featuring beautifully carved corniced ceilings with ceiling rose. Three tall sash windows. Three column radiators.

CANOPIED SOUTH FACING SUN BALCONY

7.32m max opening to 2.44m (24' max opening to 8')

With ornate iron work balustrade with space for table and chairs. Breath-taking panoramic views over promenade and seafront from which to watch the world go by.

MASTER BEDROOM

4.98m max x 4.78m max (16'4 max x 15'8 max)

High level corniced ceilings. Built in wardrobes with matching drawer unit. Feature marble fireplace with wrought iron inset. Column radiator. Door leading to:

EN SUITE BATHROOM/WC

Fully tiled in attractive ceramics with heated tiled floor. Twin bowl sinks with vanity unit under. Concealed close coupled w/c. Walk in double shower unit with overhead shower and glazed screen. Chrome heated towel radiator. Mirrored medicine cabinet.

BEDROOM TWO

4.65m into wardrobe x 2.74m (15'3 into wardrobe x 9')

High ceilings. Fitted floor to ceiling wardrobes. Double glazed sash windows. Radiator.

BATHROOM/WC

Fully tiled in attractive ceramics with tiled heated floor. Contemporary white suite comprising of panelled bath with shower over, wash hand basin and close coupled w/c. Chrome towel radiator. Sash window.

COMMUNAL GARDEN

To the rear of the building is the delightful communal garden with pleasant lawned areas featuring a planted walkway. Secure storage with lockable bike shed. Summer house for residents to sit and relax.

CAR PARKING SPACE

There is a rare opportunity to acquire, by transfer of a separate lease, an allocated and gated car parking space with the apartment. It is situated to the rear of the property for an annual rent of £1000 per annum.' Please contact office for further details.

Required Information

993 year lease with a share of freehold
Annual service charge: £5,134
Service charge review period: Per annum.
Annual ground rent: £0
Ground rent review period: NA
Council tax band: B

Version: 1

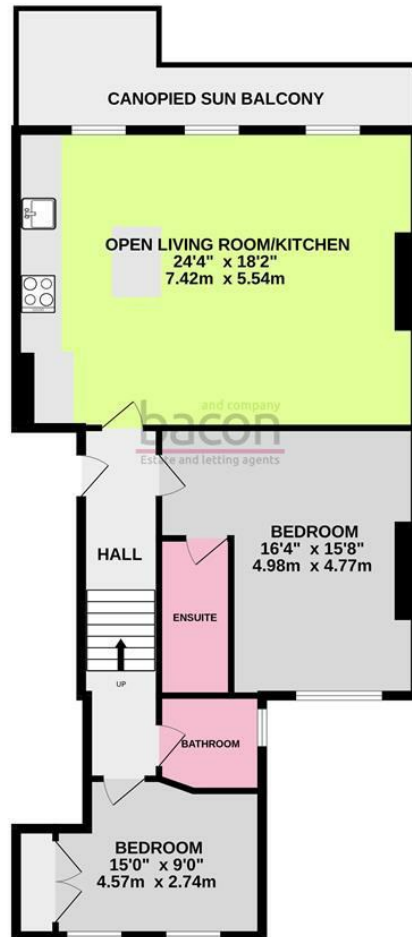
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.







FIRST FLOOR
980 sq.ft. (91.0 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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	74	80
(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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