



15 Heene Terrace, Worthing, BN11 3NR  
Asking Price £175,000

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Top floor one bedroom flat with stunning sea and downland views situated in the sought after Heene Terrace conservation area being directly opposite the seafront promenade. Briefly the accommodation comprises: entrance hall, lounge/diner, kitchen, bedroom and bathroom/wc. The flat does need updating but some benefits include passenger lift, night storage heating, part double glazing, a share of freehold and a long lease. CHAIN FREE

- SUPERB SEA VIEWS
- TOP FLOOR FLAT
- PASSENGER LIFT
- 26' LOUNGE/DINER
- BEDROOM
- KITCHEN
- BATHROOM/WC
- CHAIN FREE





Security entryphone Impressive entrance porch with part glazed door to:

#### COMMUNAL ENTRANCE HALL

Period features. Passenger lift and stairs leading to FOURTH FLOOR. Private front door to:

#### ENTRANCE HALL

Security entryphone. Night storage heater. Shelved linen cupboard housing hot water cylinder with immersion.

#### LOUNGE/DINER

7.92m x 3.28m (26' x 10'9")

Double aspect with south facing double glazed window with panoramic sea view and rear window having views across Worthing to the South downs. Night storage heater. Part glazed door with access to fire escape.



#### KITCHEN

2.67m x 2.57m (8'9 x 8'5")  
Double glazed widow with panoramic seaview. Half tiled. Work surface with single drainer stainless steel sink unit. Matching range of base and wall units. Space and plumbing for washing machine. Electric cooker point. Space for tall fridge/freezer.

#### BEDROOM

3.99m x 2.54m (13'1 x 8'4")  
Delightful downland views via window.

#### BATHROOM/WC

2.67m x 1.65m (8'9 x 5'5")  
Part tiled. Suite comprising panelled bath, pedestal wash hand basin, close coupled wc. Light unit with shaver point. Painted floorboards. 'Dimplex' wall heater. 'Velux' double glazed window.



#### Required Information

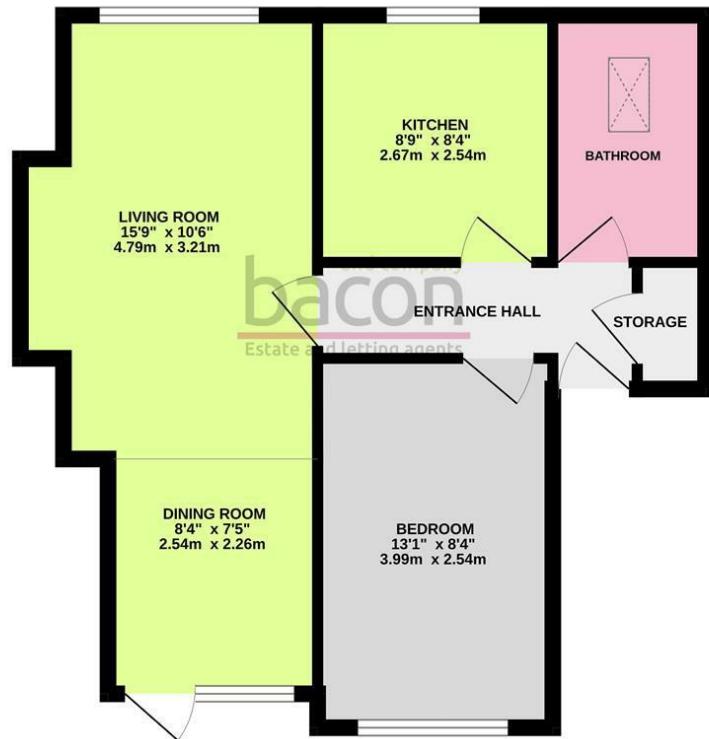
Length of lease: 117 years remaining  
Annual service charge: £3,000  
Service charge review period: Per annum.  
Annual ground rent: TBC  
Ground rent review period: TBC  
Council tax band: A

Draft version: 1

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



TOP FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (50.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate. 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.  
Made with Floorplan 6.0.2024

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F		
(1-20) G	20	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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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