



Heene Terrace | Worthing | BN11 3NP

Offers Over £375,000



We are delighted to offer for sale this rarely available and characterful lower ground floor apartment, situated in the prestigious Heene Terrace development, close to local shops, amenities & Worthing promenade. The property boasts two double bedrooms with en-suites, a substantial south facing living/dining room, modern fitted kitchen and bathroom, a separate cloakroom and private courtyard and is being sold with no ongoing chain.



## Key Features

- Lower Ground Floor Apartment
- Private Entrance
- Two Double Bedrooms
- South Facing Living/Dining Room
- Seafront Location
- Exceptionally Spacious
- Private Courtyard
- Gas Central Heating
- Close to Local Shops, Amenities and Worthing Promenade
- No Ongoing Chain



**2 Bedrooms**



**3 Bathrooms**



**1 Reception Room**

### INTERNAL

The private front door opens into a spacious and welcoming entrance hall, with a storage/coat cupboard. The living/dining room faces south and measures a substantial 22'8" x 15'5", providing plenty of space for both living and dining room furniture. The kitchen opens out into the living area and has been fitted with a range of matching wall mounted and floor units, with an inset electric oven and a four ring gas hob set into work surfaces. There is space and plumbing for a washing machine. From the living room is a generously sized hallway, measuring 12'5" x 7'4" which can be used as a home office or an extra study area. The main double bedroom comfortably fits a king size bed with plenty of space for other large bedroom furniture. There is an en suite fitted with a three piece suite including a corner shower, toilet and hand wash basin. The room also benefits from charming period double doors opening out onto the private rear courtyard, making this the perfect place to wake up and enjoy the morning or evening sun. The second double bedroom is located to the rear of the property and can also fit a double bed, with en-suite bathroom comprising of a bath, overhead shower, toilet, hand wash basin and wall mounted combi boiler. There is a separate w/c located off the hallway.

### EXTERNAL

The property benefits from a private entrance which is accessed via stairs and also offers an outdoor storage cupboard, perfect for storing bicycles or surf boards. To the rear is a private courtyard. This area has been predominantly laid with shingle and is the perfect place for an outdoor table and chairs.

### LOCATION

In the prestigious Heene Terrace in Worthing Town Centre, with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities, is approximately a mile away. The nearest station is West Worthing which is approximately just under a mile away, and bus services run nearby.

Tenure: Share of freehold - 101 years

Maintenance: £180 per month

Ground Rent: N/a

COUNCIL TAX Band A

Measurements: Kitchen: 9.5 x 8.1

Study area: 12.8 x 7.4

Bedroom One: 13.9 x 15.9

Bedroom Two: 15.7 x 7.5

Total Sqm2 - 107sqm





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area \*as quoted by EPC: 107sqm

Tenure: Leasehold

Council tax band: A

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.