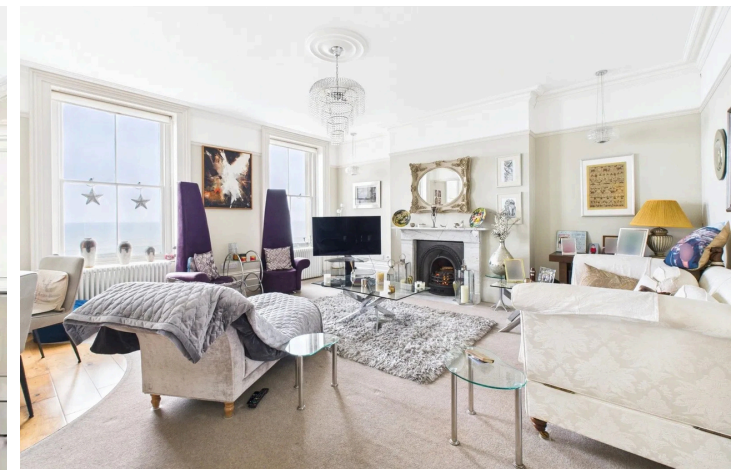
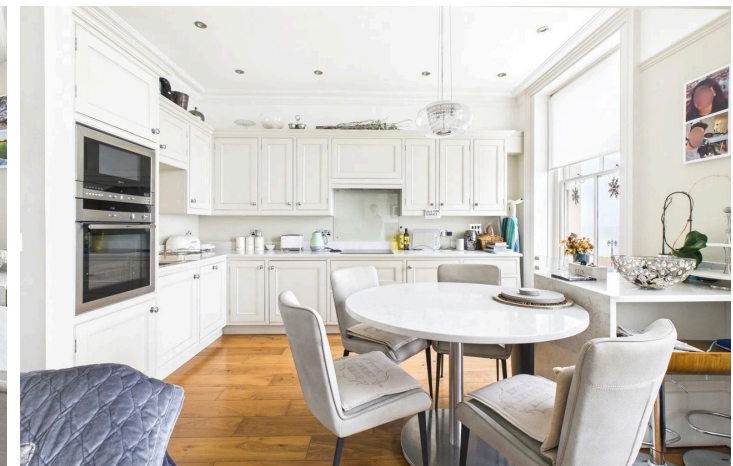




Mayfair House | Heene Terrace | Worthing | BN11 3NR  
Guide Price £565,000



Jacobs Steel is delighted to present this stylish two-bedroom apartment for sale, offering breathtaking views of the English Channel from the iconic Heene Terrace. Following a meticulous two-year, multi-million-pound restoration, Mayfair House provides a rare opportunity to own a uniquely designed premier apartment in a prime Worthing location. The second floor apartment includes two spacious double bedrooms, an open-plan living area with a modern shaker style kitchen, a passenger lift, and the remainder of a 999-year lease. Situated in the heart of Heene Terrace—a Grade II Listed landmark renowned for its Regency revival architecture—this exceptional development seamlessly blends historic charm with contemporary luxury. Painstakingly restored to the highest standards, the building retains its striking Victorian façade while offering all the creature comforts of modern living.



## Key Features

- Exceptional Seafront Apartment
- Iconic Victorian Terrace
- Open Plan Living Room and Bespoke Kitchen
- Two Double Bedrooms
- En Suite Shower Room
- Stunning Sea Views
- Individually & Beautifully Designed
- Remainder Of 999 Year Lease
- Share Of Freehold
- Communal Gardens & Passenger Lift



**2 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

### INTERNAL

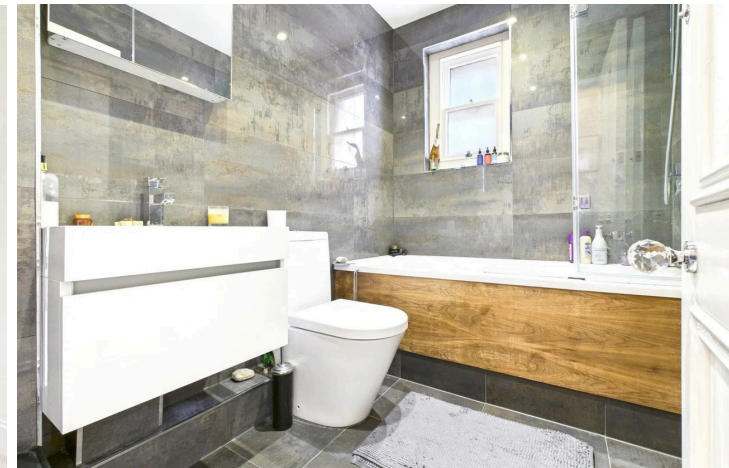
A stoop covered by a canopy with mosaic floor tiles leads to a large communal door, where the sleek and classy communal hallway gives the immediate sense of quality and luxury with stairs ascending to all floors along with a passenger lift and access to the communal gardens. On the second floor is the private entrance to this extraordinary apartment which leads to a split level entrance hallway that runs the entire depth of the property. Measuring an expansive 23'07" x 18'03" the open plan living room and kitchen is located on the south side of the property and benefits from three tall sash windows to allow for plenty of natural light and paints the perfect picture of the English Channel. Picture rails, a ceiling rose and tall skirting boards add to the overall Victorian aesthetic, whilst the period style radiators, and a cast iron fireplace with marble surround help to create a warm and cosy ambiance. The 'L' shaped kitchen is bespoke by design and has been hand painted with Farrow & Ball paint, and fitted with light shaker style cabinets and drawers along with marble worksurfaces, to compliment the light and airy room. To increase the seamlessness and practicality of the kitchen, an under-counter sink and an array of Neff integrated appliances have been installed. Adjacent to the main living area is the master bedroom suite which measures 17'00" x 16'08" and features a fireplace and marble surround which matches the living room. Additional picture rails, ornate cornicing and tall sash windows help to retain to period design, whilst a modern en-suite shower room with a walk in shower cubicle with handheld and rainfall style showers, a wash hand basin's and a w/c. A guest suite is located to the rear of the property with a double bedroom measuring 16'01" x 08'10" and overlooks the communal gardens to the rear, with a luxurious three piece bathroom suite that sits adjacent.

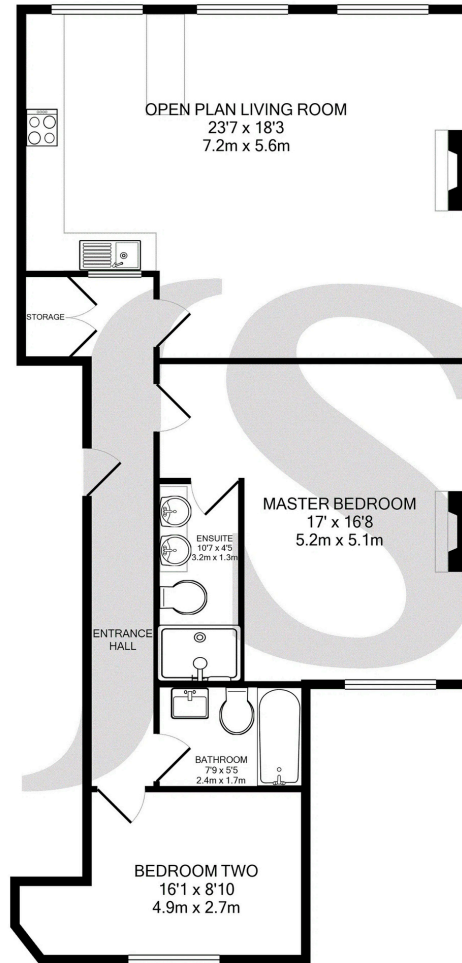
### EXTERNAL

Located to the rear of the building, a beautifully landscaped communal garden offers a tranquil retreat, complete with a planted walkway and lush lawn areas. Residents can take advantage of a secure, lockable bike shed with gated access, as well as a superb summerhouse featuring a dedicated BBQ area—ideal for outdoor gatherings in the warmer months.

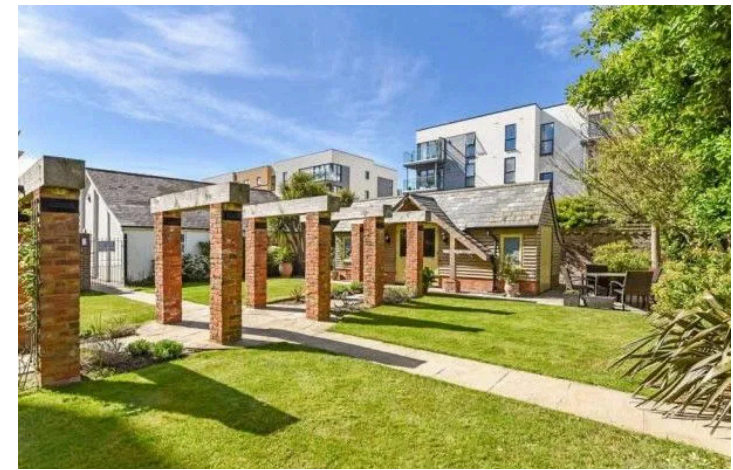
### LOCATION

Heene Terrace is elegantly set back from Marine Parade by meticulously maintained, sea-inspired gardens in the desirable West Worthing area. Just across the road, the stunning seafront and scenic promenade provide the perfect setting for leisurely strolls and seaside activities. Local conveniences, including Marks & Spencer, are just a short walk away, while Worthing town centre offers a diverse selection of restaurants, bars, independent boutiques, and retailers. For commuters, Worthing Mainline Station provides direct connections to both London and Brighton.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	56	
(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: 990 SqFt

Tenure: Leasehold

Council tax band: B

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 floor plans 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.