



West Mansions | Heene Terrace | Worthing | BN11 3NT  
Offers Over £180,000



We are delighted to offer for sale this well situated and beautifully presented first floor apartment, situated in prestigious Heene Terrace development. The property boasts one double bedroom, open plan kitchen/diner, modern fitted kitchen, full bathroom suite and is sold with no ongoing chain.



## Key Features

- First Floor Apartment
- One Double Bedroom
- Modern Fitted Kitchen
- Open Plan Kitchen/Diner
- Seafront Location
- Ideal First Time Buy Or Investment
- Well Presented Throughout
- Prestigious Heene Terrace Location
- Close to Local Shops, Amenities and Worthing Promenade
- No Ongoing Chain



**1 Bedroom**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

As you step through the front door, you're welcomed into a practical entrance hallway — the perfect spot to hang coats and kick off shoes after a long day. From here, the home opens up into a generously proportioned, east-facing lounge/diner, flooded with natural light and ideal for both relaxing and entertaining. This inviting space measures an impressive 16'3" x 12'1" and seamlessly incorporates a newly installed kitchen. The kitchen itself is sleek and stylish, featuring a contemporary range of white gloss wall and base units, complemented by elegant solid white marble worktops that offer both durability and a crisp, polished finish. The kitchen also features an integrated dishwasher and fridge freezer. The bedroom provides ample space to comfortably accommodate a large double bed, along with additional free-standing furniture to suit your needs. The bathroom has been fitted with a modern three-piece suite, including a bath with overhead shower, WC, and a hand wash basin. Beautifully presented throughout, the property has been tastefully decorated in a modern style that complements and enhances the building's original character and charm.

## SERVICE CHARGES

Council Tax Band A

Tenure Leasehold

Lease Length Remainder of 999 year lease

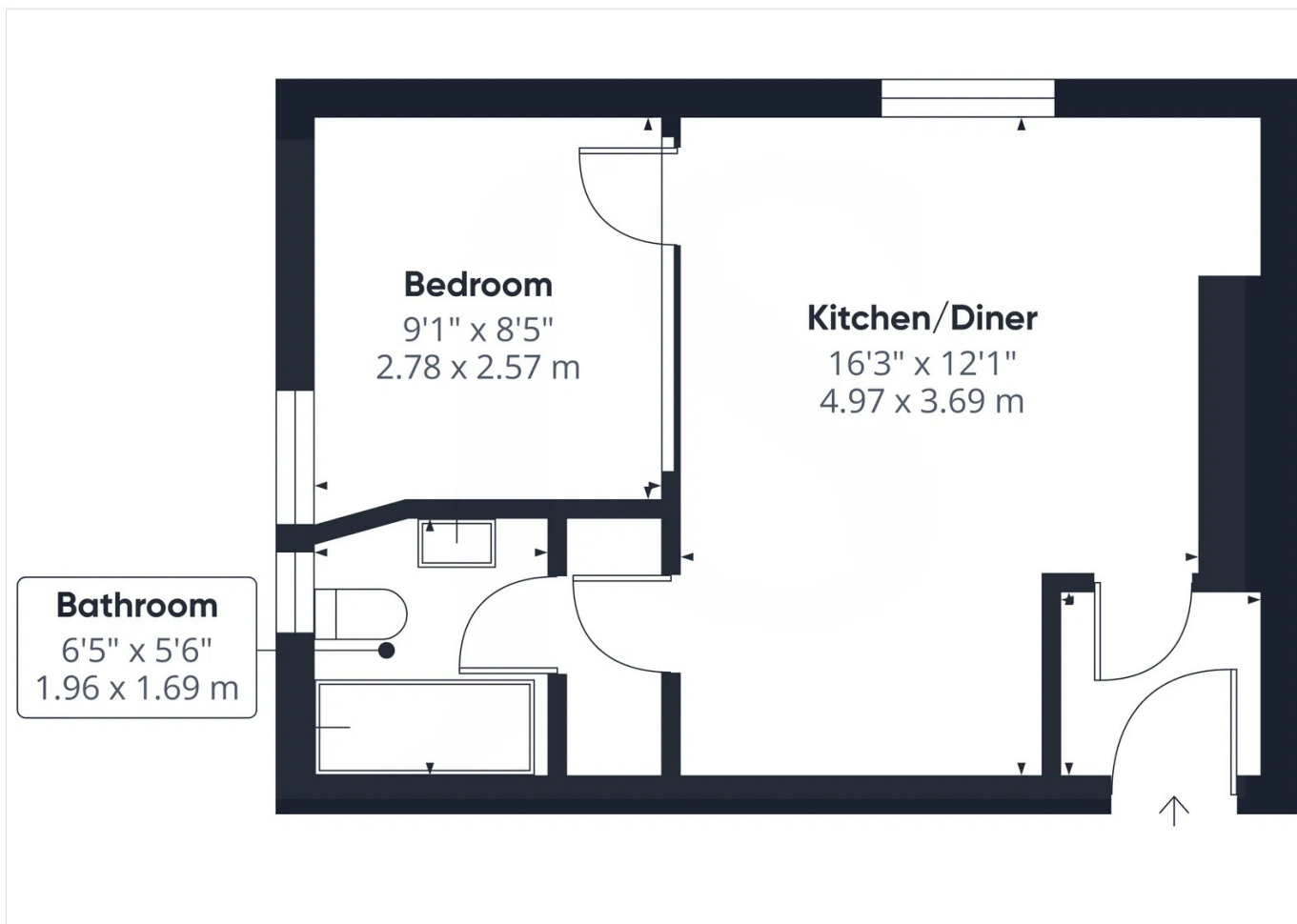
Maintenance £2,000 per annum

Ground Rent £10 per annum

## LOCATION

Situated 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.





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 84                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 44      |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

## Property Details:

Floor area \*as quoted by EPC: TBC

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.