



11A Heene Terrace

Worthing, BN11 3NR

Guide price £450,000

Leasehold Council Tax Band C



A luxury two bedroom seafront garden flat forming part of this historical part of Worthing.

In brief, the accommodation comprises stairs down to entrance courtyard with useful storage cupboards, large front door opening onto the apartment. There is a superb open plan lounge/dining/kitchen. The high gloss kitchen comprises a range of integrated appliances, under mount one and a half bowl/drainers set into stone worktops.

There are two double bedrooms with wardrobes, an en-suite bathroom to the master bedroom, and a superb family shower room.

The courtyard is a particular feature of the property, which is laid to patio for ease of maintenance, with stairs rising to the remainder of the communal gardens.

Other benefits include floating ceilings with inset spot lighting, porcelain high shine finish flooring to the majority of the flat, and in our opinion internal viewing is considered essential to appreciate the overall size and condition of this superb apartment.

Situated in Heene Terrace, the property is adjacent to the beach. Regular buses serve the area. Worthing town centre is just a short walk away. The nearest main line railway station is Worthing which gives great links to most major towns and cities.

Lease years remaining - 992  
Service charge - £3510 pa

Stairs down to lower ground floor

Large door into the apartment

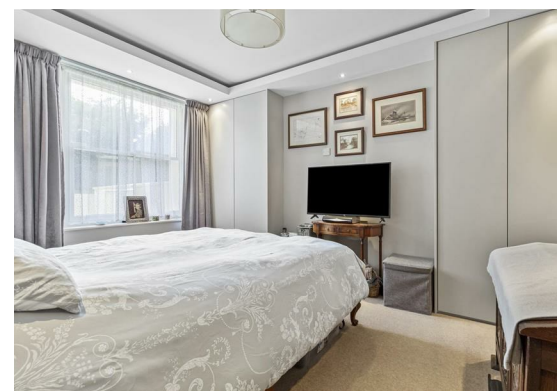






Open plan lounge/kitchen/diner  
28'10" narrowing to 20'4" x 23'8"  
narrowing to 6'2" (8.79m narrowing  
to 6.20m x 7.21m narrowing to  
1.88)

Inner hallway



Bedroom one

24'0" narrowing to 7'10" x 13'10"  
narrowing to 5'2" (7.32m narrowing  
to 2.39m x 4.22m narrowing to  
1.57)

En-suite bathroom

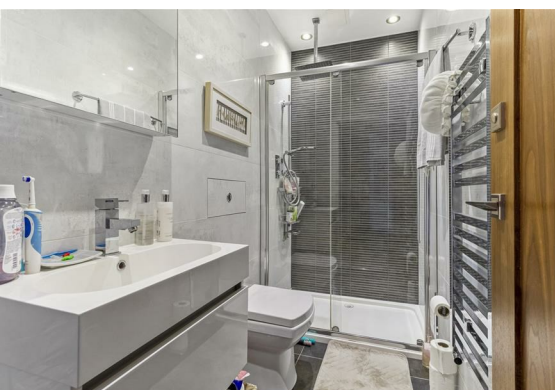
7'2" x 5'1" (2.18m x 1.55m)

Bedroom two

13'4" x 9'8" (4.06m x 2.95m)

Family shower room

9'2" x 3'5" (2.79m x 1.04m)



Feature garden area opening onto  
communal gardens



Floor Plan



Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

