



£1,600

## Heene Terrace, Worthing

- STUNNING TWO BEDROOM MANSION FLAT
- FAMILY BATHROOM
- RECEPTION HALL
- MODERN INTEGRATED KITCHEN
- EASY ACCESS TO STATION AND TOWN CENTRE
- ACCESS TO OUTSIDE AREA
- FURTHER EN-SUITE TO PRIMARY
- BUILT IN WARDROBES TO PRIMARY
- CLOSE TO SEAFRONT
- VIEWINGS ON 20TH OF APRIL 2024 12:00 - 14:00

This Grade II listed terrace is a unique property located right by the sea and within easy reach of the town center. The immaculately tended sea inspired gardens in front of the terrace provide an appealing first impression. Upon entering the property, you are greeted with a striking reception hall that exudes grandeur and superior quality, with paneled walls decorated in muted and oak wood flooring.

The substantial reception room features tall ceilings with delicate detailing and two deep sash windows that flood the room with light. A period style fireplace creates a wonderful focal point, and a central rose with chandelier adds a sense of occasion.

The contemporary kitchen features a range of wall and base units topped with composite stone surfaces and incorporates high-quality branded appliances. The luxury bathroom incorporates a contemporary layout with a secluded bathing spot in a deep tub, a contemporary wash hand basin, inset double shower, and w.c, all wrapped up in floor to ceiling tiling.

The two double bedrooms are of superb sizes, with the master bedroom having a walk-in wardrobe and an en-suite shower room, as well as paneled walls and a period fireplace. The second bedroom features a deep sash window, a feature fireplace, and a built-in alcove cupboard.

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## Accommodation



# Floorplan



Total area: approx. 131.7 sq. metres (1417.4 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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