



Offers In Excess Of  
£650,000  
Share of Freehold

## Mayfair House, Worthing

- Stunning First Floor Apartment
- Award Winning Development
- Lift
- No Forward Chain
- Two Spacious Bedrooms
- En-Suite and Family Bathroom
- Full Width South Balcony Facing The Sea
- Beautiful Communal Gardens
- Council Tax Band - B
- EPC Rating - C

We are delighted to offer the 'Piano Nobile' within one of Worthing's finest seafront buildings, Mayfair House. The entire double-fronted property was rebuilt from the ground 10 years ago and has grand communal hallways and individually appointed apartments that went on to win a 2014 Sussex Heritage Award. The property was the showpiece of the development by 'The Pure Group' with a level of specification and finish that is sure to impress the most discerning buyer. Situated on the first floor, the full-height windows, replete with wooden shutters, give views out to sea and flood the space with natural light. There is an abundance of period features throughout, with tall ceilings, ornate corning and central rose, a marble fireplace with an inset fire, refurbished sash windows, column radiators, and detailed cabinetry. Heene Terrace is separated from the Coastal Road by beautifully tended sea-inspired gardens in the favored area of West Worthing. The sea and the delightful promenade are opposite, along with the pursuits afforded by them. Local shopping, cinemas and the museum are within a few minutes' walk, with Marks & Spencer, Waitrose, and the Dome all in close proximity. Restaurants and bars are plentiful within the town itself, along with independent boutiques and retailers, and Worthing mainline station provides direct access to London and Brighton, making it an ideal location for anyone.

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## Accommodation

### Communal Entrance

A grand entrance beautifully presented with Farrow & Ball painted wood panelling.

### Entrance Hallway

Walking into this award winning property you are met by remarkably high ceilings. The spacious hallway benefits from a cupboard enclosed boiler and leads to all the spectacular rooms.

### Kitchen/ Living Room

The open plan kitchen is beautifully appointed with a tulip wood kitchen painted in Farrow & Ball and having Carrera Marble worktops with an inset sink. The sit-up island works perfectly as a breakfast bar and allows not only additional storage underneath, but also additional seating with space for stools. The Neff appliances are integrated to include oven, microwave, extractor fan, fridge, freezer, dishwasher, washing machine and tumble dryer plus a Gorenje induction hob.

### Canopied Balcony

A canopied balcony with ornate ironwork balustrades provides your personal outside space from which to watch the world go by with an ever-changing vista.

### Principle Suite

The principal suite has built in wardrobes and low level drawers, a large sash window, marble fireplace, and a column radiator.

### En-Suite

The en-suite is superbly finished with twin bowl sinks sitting atop a vanity unit, concealed cistern w.c, and a shower enclosure. The tiled room has ceramic tiling to the floor which is heated, and with the chrome towel radiator, the whole place is kept warm.

### Bedroom Two

The second bedroom is off the reception hall being spacious with a range of bespoke wardrobes, two sash windows, and a column radiator.

### Bathroom

The family bathroom has a contemporary white suite to include a w.c, bath with shower over, and a wash hand basin. The floors again are tiled with underfloor heating and there are delicate tiling accents to the walls along with a towel radiator and small sash window.

### Communal Garden

Externally, to the rear of the building, is a delightful communal garden with a planted walkway and lawn areas. A lockable bike shed with gated access provides secure storage and there is a superb summerhouse for residents to sit, unwind and relax!

### Tenure

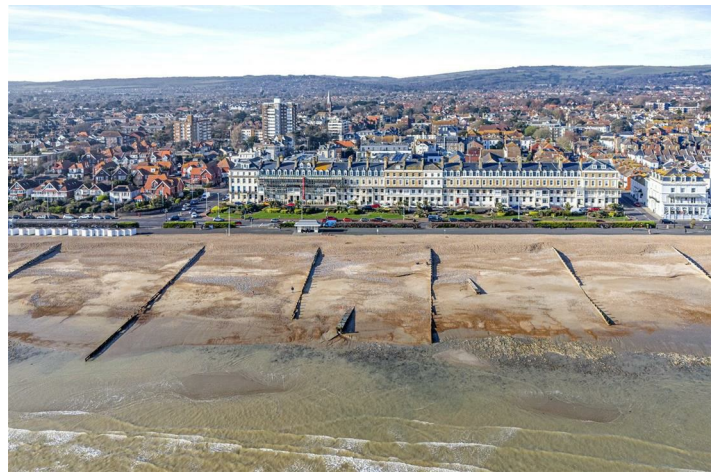
Share Of Freehold

Council Tax Band - B

Service charge - £2,567, half yearly, 2024

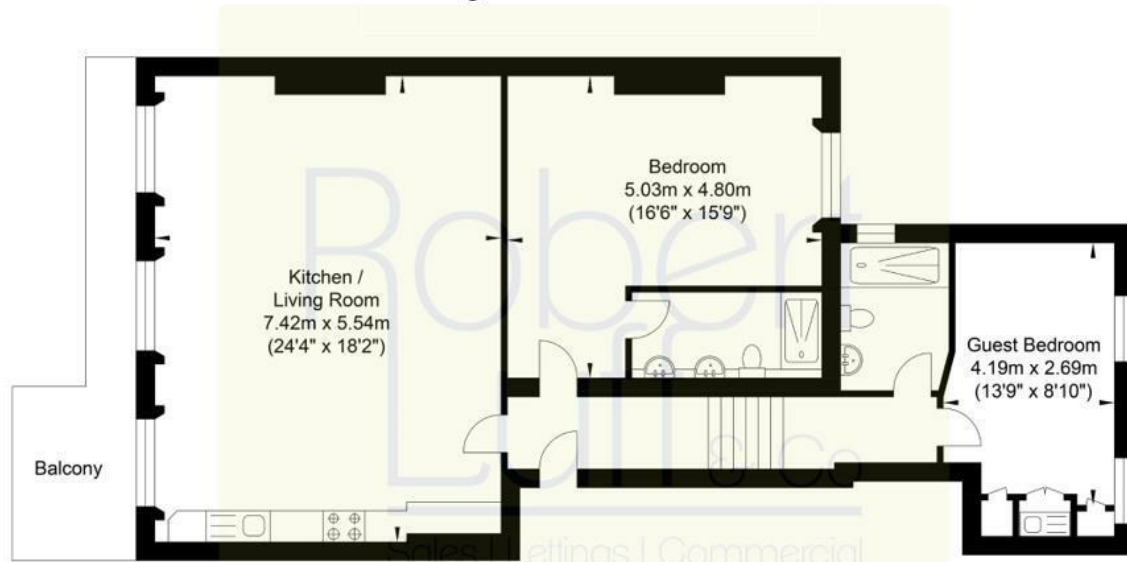


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# Mayfair House



First Floor  
 Approximate Floor Area  
 992.43 sq ft  
 (92.20 sq m)

Approximate Gross Internal Area = 92.20 sq m / 992.43 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	80
		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.