



Guide Price
£400,000
Leasehold

Heene Terrace, Worthing

- Stunning Ground Floor Flat
- Beautifully Refurbished Throughout
- Two Double Bedrooms
- Open Plan Lounge/Kitchen
- Seafront Location
- EPC Rating - C (73)
- Leasehold
- Council Tax Band - A

*** GUIDE PRICE £400,000 - £425,000 ***

Robert Luff and Co are delighted to offer to the market this stunningly refurbished ground floor flat situated in one of Worthing's iconic seafront properties, close to town centre shops, restaurants, parks, bus routes and mainline station. Accommodation offers beautiful entrance hall, spacious open plan lounge/kitchen, two double bedrooms and bathroom. Other benefits include a long lease, communal garden, which this property has direct access to. Viewing is highly recommended.

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Accommodation

Communal Entrance hall

Composite front door leading to entrance hall. Double-glazed window overlooking outer hall area. Checker tiled floor. Courtesy light. Grand front door leading to

Entrance Hall 32'9" x 7'6" (10 x 2.3)

Spacious, exceptionally long hall. Herringbone Kardean effect floor. Two period style radiator. Part wood panel walls. Exposed brick walls. Decorative light switch. Downlights. Large storage cupboard housing gas meter. Further storage cupboard with shelf.

Open Plan Lounge/Kitchen 22'3" x 15'9" (6.79 x 4.82)

Two South facing sash cord windows with period shutters. Two period style radiators. Feature exposed chimney breast with checkered hearth. TV point. Space for dining table and chairs. Attractive Herringbone Kardean laid wood effect floor. Down lights.

Kitchen Area

A range of matching two tone wall and base units. Hard wood worktop incorporating a one and half bowl sink unit with mixer tap. Built in electric oven. Built in Halogen four ring hob with extractor fan over and pan drawers under. Integrated fridge/freezer. Attractive Herringbone tiled splash back.

Bedroom One 15'10" x 13'10" (4.84 x 4.24)

Feature exposed brick walls. Period radiator. Dimmer switch. Down lights. Double opening double-glazed French doors leading to the communal garden.

Bedroom Two 15'1" x 10'7" max into recess (4.61 x 3.25 max into recess)

Two sash cord windows. Period door leading to rear garden. Down lights. Period radiator.

Bathroom

An elegant bathroom with an attractive claw foot bath with central telephone mixer tap with shower attachment. Walk in shower cubicle with fitted shower and sliding doors. Pedestal wash hand basin with period taps. Low level flush W.C. Heated towel rail. Metro brick splash back. Extractor fan. Sash cord window. Down lights. Wall mount mirror with light.

Outside

Rear Garden

Communal rear garden (This property has the only direct access to the garden.) Laid to gravel.

Front Garden

Under pavement storage area, great for storing bikes and other large items.

Tenure

Leasehold. 121 years remaining on the lease. £427.50 maintenance payable every three months.

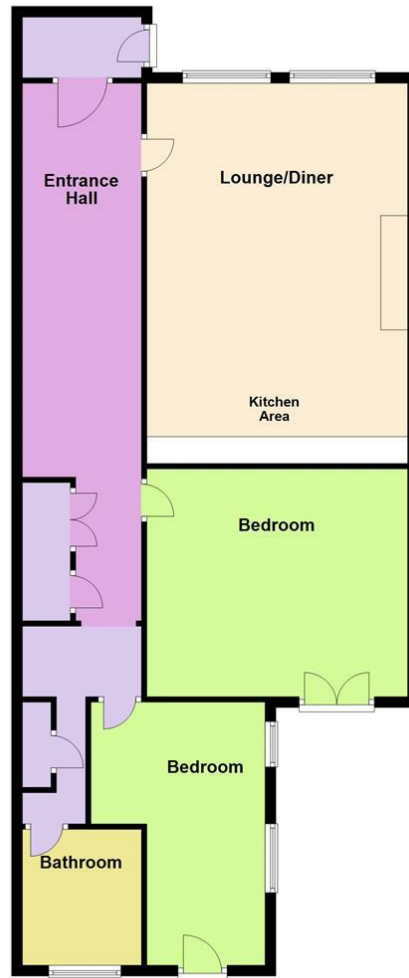


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Floor Plan
Approx. 107.1 sq. metres (1152.8 sq. feet)



Total area: approx. 107.1 sq. metres (1152.8 sq. feet)

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			
		55	73
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.