



## Heene Terrace, Worthing

£1,495

- Sea Front Apartment \*\* OPEN DAY FRIDAY 9TH OF AUGUST \*
- Two Bedrooms
- 23 ft Open Plan Lounge/Kitchen
- Lower ground floor
- Original Features
- EPC Exempt
- Council Tax Band - A
- Seafront Location
- Grade II Listed Building
- Available Now

Robert Luff and Co are delighted to offer to the market a lower ground sea front apartment situated in one of Worthing's iconic period buildings in the heart of Worthing, close to town centre shops, restaurants, parks, bus routes and mainline station. Accommodation offers entrance hall, open plan lounge/kitchen, two bedrooms, primary bedroom with en-suite and separate family bathroom. Grade II listed building.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
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## Accommodation

### Communal Entrance Hall

Communal front door. Front door leading to:

### Entrance Hall

Laid wood effect floor. Radiator. Cupboard housing water tank and electric consumer unit.

### Open Plan Lounge/Kitchen 23'3 x 15'08 (7.09m x 4.78m)

#### Lounge Area

Two period sash cord windows to front with southerly aspect. Radiator. Laid wood effect floor. Feature cast iron fire surround with tiled hearth. Space for dining table and chairs. Telephone intercom system.

#### Kitchen Area

A range of matching grey fronted wall and base units, with pan drawers. Hardwood worktop incorporating a stainless steel sink with mixer tap and drainer. Built in single oven. Four ring hob. Cooker hood. Space and plumbing for washing machine. Integrated fridge. Integrated dishwasher. Wall mounted thermostat.

### Bedroom One 15'9 x 13'4 (4.80m x 4.06m)

Sash cord window. Radiator. Door leading to:

#### En-suite

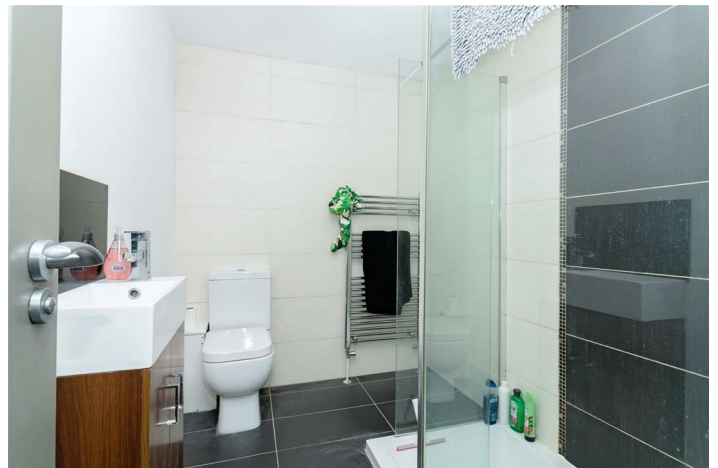
Large walk in shower with glass shower screen, rainfall shower head. Wash hand basin set into vanity unit with mixer tap. Low level flush WC. Tiled walls. Heated towel rail.

### Bedroom Two 11'9 x 8'8 (3.58m x 2.64m)

Sash cord window. Radiator. TV point.

#### Bathroom

Wood panel enclosed double end bath with central mixer taps and shower attachment. Wash hand basin set into vanity unit. Low level flush WC. Heated towel rail. Tiled walls. Extractor fan.



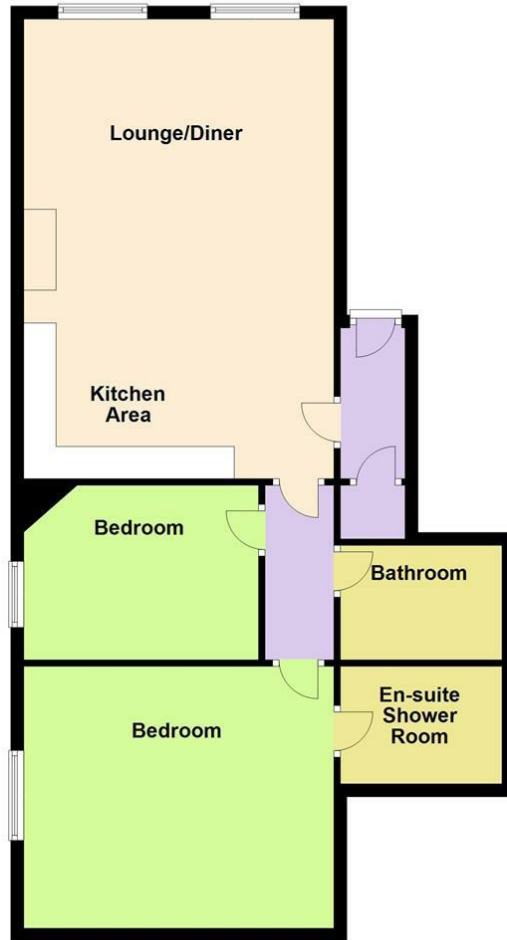
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**Lower Ground Floor**

Approx. 80.6 sq. metres (868.0 sq. feet)



Total area: approx. 80.6 sq. metres (868.0 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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