



Heene Terrace, Worthing

Offers In Excess Of
£450,000
Leasehold

- Period First Floor Flat
- Two Double Bedrooms
- Spacious Kitchen/Living Area
- Long Lease
- 8 Meter South Facing Balcony
- Direct Sea Views
- Central/Seafront Location
- Council Tax Band - B

We are delighted to offer to the market this beautifully presented first-floor seafront apartment which is ideally situated in the highly sought after historical Heene Terrace, close to the town centre shopping facilities, parks, schools, bus routes, mainline station and being just a stone's throw away from the seafront. The spacious accommodation comprises an entrance hallway, an open-plan southerly aspect kitchen/living area, two double bedrooms, and a family bathroom. Other benefits include a good-sized lease, an eight meter south facing balcony with beautiful sea views, lots of original features and being a listed property.

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Accommodation

Communal Period Front Door To:

Communal Hallway

Period tiling. Stairs to front door. Front door to:

Entrance Hallway

Telephone intercom. Decorative coving. Picture rail. Firing cupboard housing pre-lagged copper cylinder with slatted shelves. Door to:

Kitchen/ Living Area 20'4" x 16'4" (6.22 x 4.98)

High ceiling with period decorative coving. Picture rail. Elegant marble fire surround with tiled insert. Full height sash cord window with southerly views. Further French doors to a full-width balcony. Period shutter. TV point. Electric heater. Kitchen area with a range of dark wood effect base and wall units. Worktops incorporating a stainless steel sink with mixer tap. Double electric oven and four ring electric hob with extractor fan over. Space and plumbing for washing machine. Space for fridge/freezer. Tiled splashbacks.

Balcony

Attractive 8 meter Veranda topped balcony with fantastic far reaching sea views over looking the popular Worthing pier and being enclosed with a period balustrade.

Bedroom One 16'10" x 13'5" (5.14 x 4.11)

Period fire surround. Fitted recess wardrobes with hanging space. Decorative coving and picture rail. Three quarter height sash cord window with period shutters. TV point.

Bedroom Two 16'11" x 8'8" (5.16 x 2.66)

Full height sash cord window with fitted shutters and having views onto the balcony and overlooking the sea. Decorative coving. Picture rail. Fitted wardrobe with hanging space. Electric heater.

Bathroom 8'4" x 5'6" (2.55 x 1.70)

Panel enclosed bath with handles, mixer tap and a fitted over bath Aquatronic 3 shower. Low level flush WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Fitted mirror. Down lights. Extractor fan.

Tenure

Lease hold with approximately 108 years remaining on the lease.

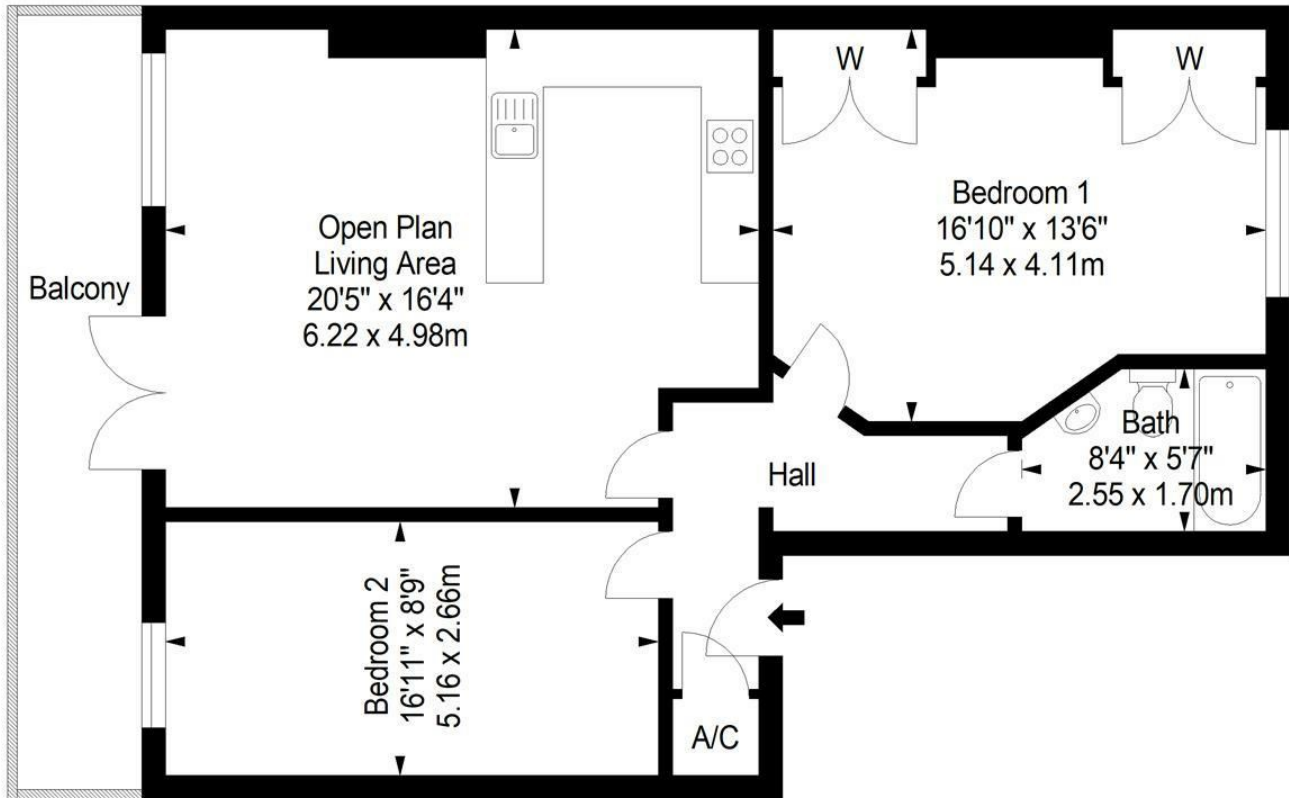
Annual Maintenance Charge - £3,240

Annual ground Rent - £100



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First Floor



Approximate gross internal floor area 76.2 sq m/ 820.2 sq ft

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	

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