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## Description

ROBERT LUFF & CO are delighted to offer for rent a large first floor studio flat with BALCONY separate sleeping area located directly on Worthing seafront.

This regency style apartment ideally situated just yards from the beach, enjoying stunning views across the beach and out to sea with town centre shops, restaurants, bus stops, parks and the mainline station all nearby.

Comprising entrance hall, Southerly aspect studio room with STUNNING SEA VIEWS & BALCONY , open plan fitted kitchen area, sleeping area with door to bathroom.

This property has the same floor space as a similar one bedroom flat in the area but with a more modern layout - 55 SQMTRS OR 592 SQ FT.

Available for June 2026 occupation.



## Key Features

- FIRST FLOOR STUDIO FLAT WITH BALCONY
- FEATURE ORNAMENTAL FIREPLACE
- OPEN PLAN KITCHEN
- CLOSE TO BEACH
- FITTED BATHROOM SUITE
- STUNNING SEA VIEWS
- HIGH CEILINGS
- BATHROOM
- SEPERATE SLEEPING AREA
- 55 SQMTRS OR 592 SQ FT - EPC C RATING



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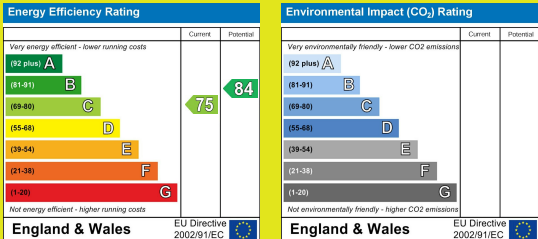


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Floor Plan Heene Terrace



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.