



OFFERS IN EXCESS OF

£425,000

Heene Terrace

Worthing, BN11 3NR

PROPERTY SUMMARY

We are pleased to bring to the open market with NO ONWARD CHAIN in the desirable Heene Terrace area of Worthing, this modern lower ground floor garden flat which offers a delightful blend of comfort and convenience. Spanning an impressive 1,098 square feet, the property features an open plan living space that seamlessly integrates a contemporary kitchen, perfect for both entertaining and everyday living.

The flat comprises two well-proportioned bedrooms, providing ample space for relaxation. With two bathrooms, including an en-suite, the property caters to the needs of modern living, ensuring privacy and convenience for residents and guests alike.

One of the standout features of this home is the private patio garden which has direct access to the communal garden. Additionally, there are useful storage areas in the front courtyard area offering power and lighting.

Built in 2014, this flat benefits from contemporary design and modern amenities, ensuring a comfortable lifestyle. The property is offered with no onward chain, allowing for a smooth and straightforward purchase process. Furthermore, as a share of freehold, it provides added security and flexibility for future owners.

2



2



1





LOCAL AUTHORITY

TENURE

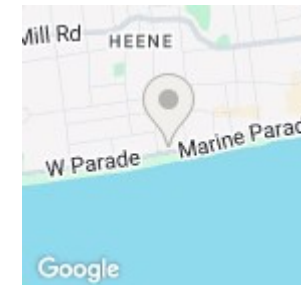
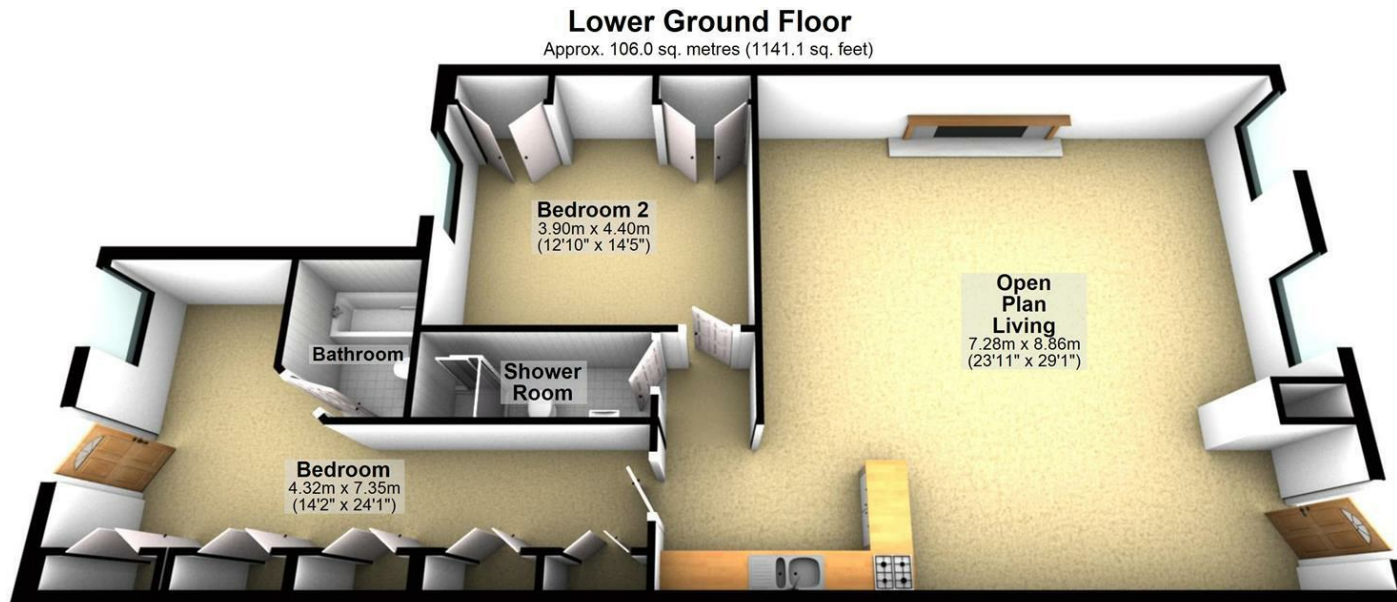
Share of Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Total area: approx. 106.0 sq. metres (1141.1 sq. feet)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS
22 South Farm Road
Worthing
West Sussex
BN14 7AA

OFFICE DETAILS
01903 532225
worthing@localagent.co.uk
www.openhouseworthing.co.uk