Robert Luff & Co

Heene Terrace, Worthing

Leasehold - Asking Price £350,000

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Description

We are delighted to offer to the market this stunningly refurbished ground floor flat, located in one of Worthing's iconic seafront properties. It is close to town centre shops, restaurants, parks, bus routes, and the mainline station.

The accommodation comprises a beautiful entrance hall, a spacious open plan lounge and kitchen, two double bedrooms, and a bathroom. Additional benefits include a long lease and direct access to the communal garden.

Key Features

- Stunningly refurbished ground floor flat in iconic Worthing seafront building
- Spacious open plan lounge and kitchen with plenty of natural light
- Two large double bedrooms, master with direct garden access
- Beautifully finished bathroom with claw foot bath and walk-in shower
- Feature exposed brick walls and charming period details throughout
- Stylish Herringbone Karndean wood effect flooring in living areas
- Long lease with 109 years remaining
- Direct access to the communal garden and front storage area
- Prime location close to shops, restaurants, parks, transport links, and the mainline station
- Council Tax Band A | EPC Rating D

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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
10 x 2.3 (32'9" x 7'6")
Spacious, exceptionally long hall. Herringbone Karndean 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
6.79 x 4.82 (22'3" x 15'9")
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 Karndean 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
4.84 x 4.24 (15'10" x 13'10")
Feature exposed brick walls. Period radiator. Dimmer switch. Down lights. Double opening double-glazed French doors leading to the communal garden.

Bedroom Two
4.61 x 3.25 max into recess
(15'1" x 10'7" 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 WC. Heated towel rail. Metro brick splash back. Extractor fan. Sash cord window. Down lights. Wall mount mirror with light.

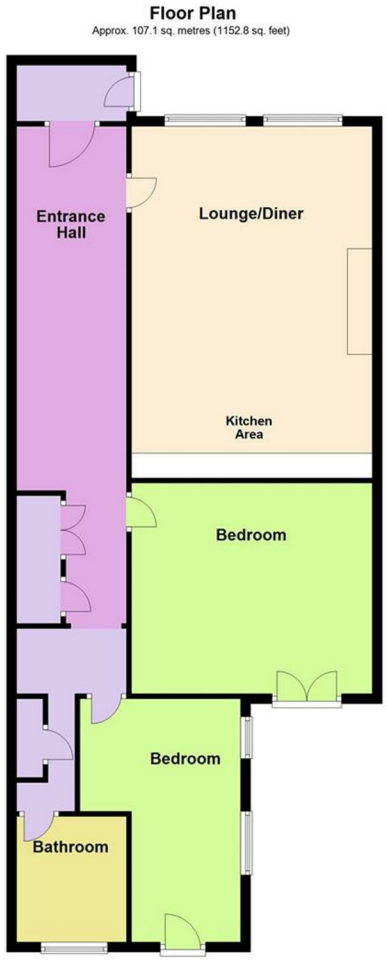
Outside

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

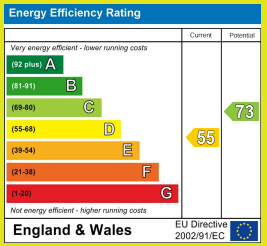
Front Garden
Under pavement storage area, great for storing bikes and other large items.

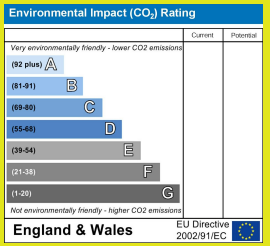
Tenure
Leasehold. 109 years remaining on the lease. Service charge of £714 a quarter.

Floor Plan Heene Terrace



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





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