



25 West Mansions Heene Terrace, Worthing, BN11 3NT

Asking Price £325,000

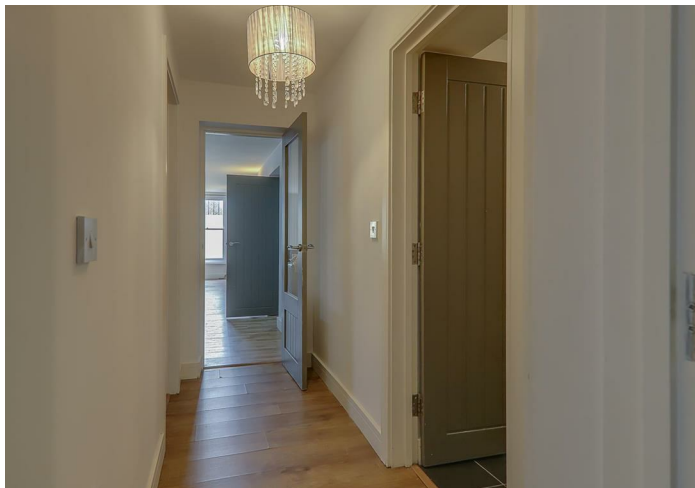
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We are delighted to offer to the market a lower ground sea front apartment situated in one of Worthing's iconic period buildings in the heart of Worthing, close to town centre shops, restaurants, parks, bus routes and mainline station. Accommodation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

- Seafront Apartment
- Chain Free
- Two Double Bedrooms
- Grade II Listed
- Two Bathrooms
- Open Plan Living
- Modernised Throughout
- Viewing Highly Recommended





Communal Door

Communal front door. Front door leading to:

Private Front Door

Entrance Hall

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

Open Plan Kitchen/Living Room

7.09m x 4.78m (23'3" x 15'8")

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. The kitchen area comprises; 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

4.8 x 4.1 (15'8" x 13'5")

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

3.6 x 2.6 (11'9" x 8'5")

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.

Required Information

Length of lease: 937

Annual service charge: £2,000

Annual ground rent: £100

Council tax band: A

Draft version:1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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