



Flat 4 6 Heene Terrace, Worthing, BN11 3NP

Asking Price £450,000

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Stunning split level first floor two bedroom balcony apartment with breath-taking sea views and forming part of Worthing's finest seafront terrace. Features include full height windows, original wooden shutters along with an abundance of period features such as tall ceilings, ornate corniced ceilings and sash windows. The accommodation briefly comprises security entry phone, entrance hall, stunning 24ft living room leading to enclosed sun room leading and full width canopied balcony, modern kitchen, two double bedrooms, en suite shower room and bathroom with sep wc. Benefits include gas fired central heating and security entryphone. Externally the apartment overlooks landscaped gardens along with the seafront and promenade. CHAIN FREE.

- SEAFRONT APARTMENT
- STUNNING SEA VIEWS
- SUN ROOM AND SOUTH FACING BALCONY
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- BATHROOM AND EN SUITE
- CHAIN FREE





Security entryphone. Part glazed front door leading to :

COMMUNAL ENTRANCE HALL
with stairs leading to :

FIRST FLOOR

Private front door leading into:

ENTRANCE HALL

Radiator. Storage cupboard. Security entryphone.

STUNNING LIVING /DINING ROOM

7.54m x 5.61m (24'9 x 18'5)

Panoramic sea views. Feature fireplace. Ornate corniced ceiling. Picture rail. Two radiators. Full height sash windows with original folding wood shutters. Glazed french doors leading out to:

SUN ROOM

2.54m x 1.88m (8'4 x 6'2)

Stunning panoramic sea views. Part glazed door to:

SOUTH FACING BALCONY

Canopied sun balcony with stunning panoramic views.

MODERN KITCHEN

5.41m x 1.60m (17'9 x 5'3)

Modern kitchen comprising roll top work surfaces with inset single drainer stainless steel sink unit having cupboards and drawers under. Fitted oven with four ring hob above and extractor cooker hood above. Matching eye level wall units with concealed lighting under. Integrated fridge/freezer. Space and plumbing for washing machine. Matching cupboard housing gas fired boiler. Display shelves.

BEDROOM 2

3.58m x 2.34m (11'9 x 7'8")

Radiator. Storage cupboards.

stairs from entrance hall leading up to half landing.

BEDROOM 1

3.96m 0.30m x3.96m (13 1 x13')

Radiator. Walk in storage cupboard. Door to :

EN- SUITE SHOWER

Three quarter tiled with step in fully tiled shower

cubicle. Chrome shower with larger size overhead showerhead. Glazed shower screen. Pedestal wash hand basin. Chrome towel rail.

BATHROOM/WC

Half tiled. White suite comprising : panelled bath with telephone style mixer taps with shower attachment. Pedestal wash hand basin. Chrome heated towel rail. Mirrored medicine cabinet. Attractive lighting.

SEPARATE WC

Three quarter tiled. Close coupled wc. Radiator.

Required Information

Length of lease: 125

Monthly service charge: £180

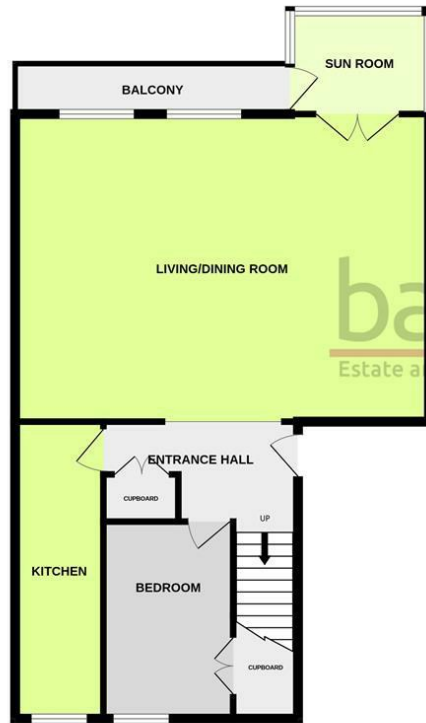
Annual ground rent: Nominal

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



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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	72	81
(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	

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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