

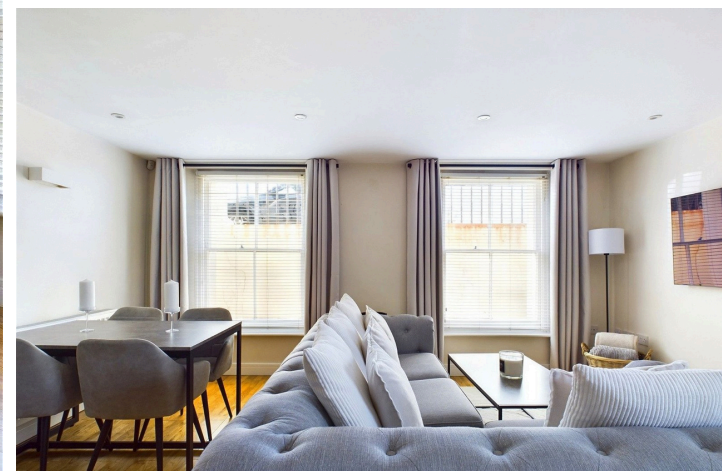


West Mansions | Heene Terrace | Worthing | BN11 3NT

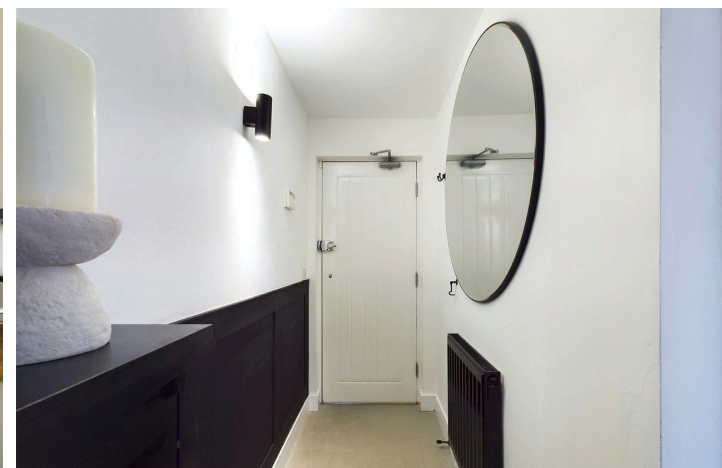
Offers Over £205,000







We are delighted to offer for sale this rarely available and well presented lower ground floor apartment, situated in prestigious Heene Terrace development. The property boasts one double bedroom, dual aspect south & west open plan kitchen/diner, modern fitted kitchen & shower room and it's very own private entrance.





## Key Features

- Lower Ground Floor Apartment
- Private Entrance
- One Double Bedroom
- South/ West Aspect Open Plan Living Room
- Modern Fitted Kitchen
- Contemporary Shower Room
- Well Presented Throughout
- Prestigious Heene Terrace Location
- Seafront Location
- Close to Local Shops, Amenities and Worthing Promenade



**1 Bedroom**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

There are steps down to a communal front door opening to a newly renovated communal entrance hallway. A private front door leads to the entrance hallway with doors to all rooms and a storage cupboard. The dual aspect open plan living room boasts oak flooring throughout, measures a generous 16'2" x 15'8" and faces both south and west making this a light, airy room with plenty of space for both lounging and dining furniture. The modern kitchen has been fitted with an array of floor and wall mounted matte finished units, a solid oak work surface, stainless steel inset sink and multiple integrated appliances. The west facing double bedroom is also generously sized and measures 15'8" x 12'6" offering plenty of space for a large bed and benefits from two built-in wardrobes. Across the hallway is the contemporary shower room which has recently renovated and now comprises of a low profile walk-in shower cubicle with a rainforest shower head, toilet and hand wash basin.

Tenure - Leasehold

Lease Length - 939 Years

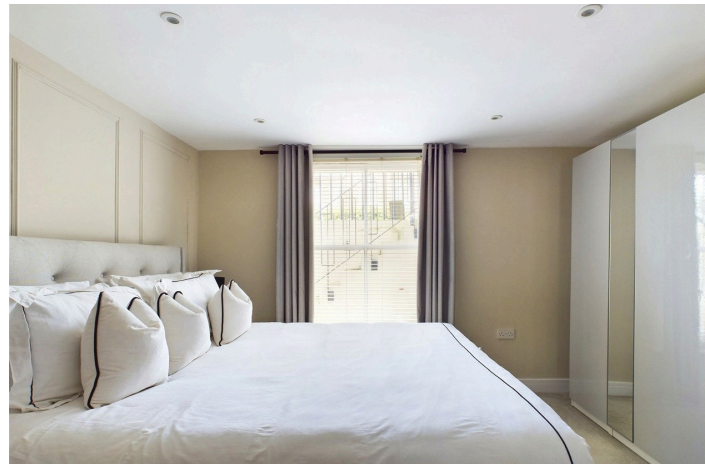
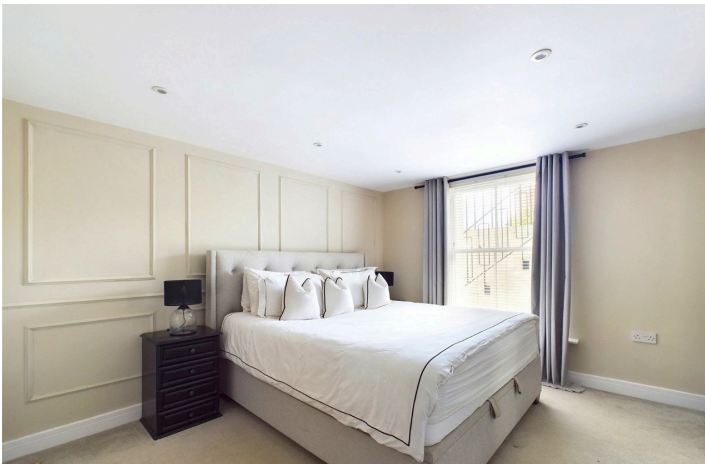
Maintenance - £1000 every 6 months

Ground Rent - £100 per annum

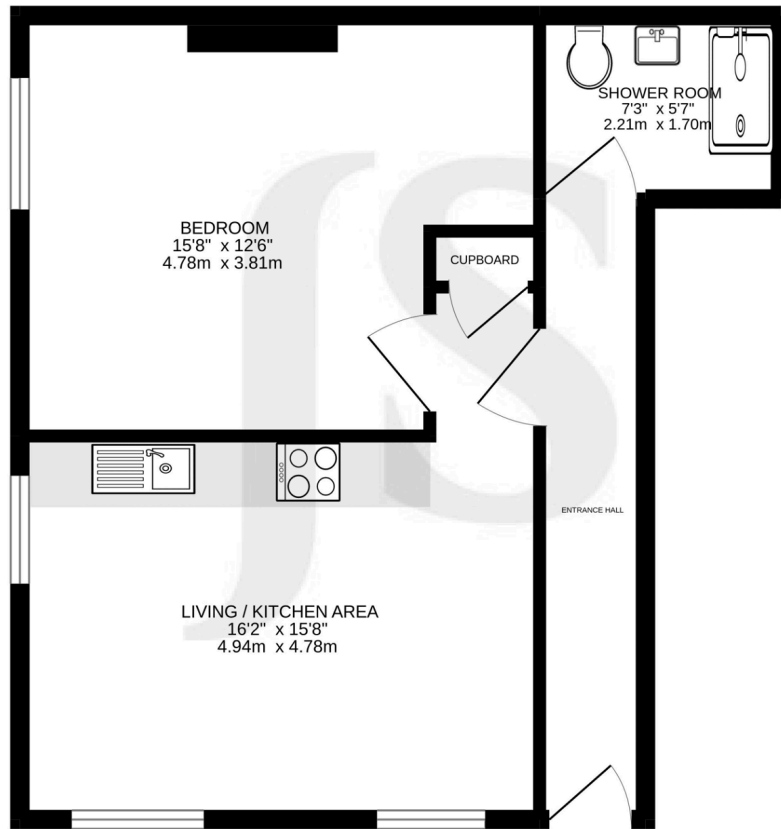
Council Tax - Band A

### LOCATION

Situated in Worthing Town Centre, with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities, is approximately a mile away. The nearest station is West Worthing which is approximately just under a mile away, and bus services run nearby.

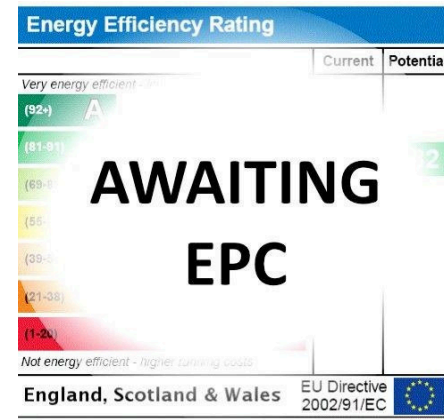


LOWER GROUND FLOOR



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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Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.



Property Details:

Floor area \*as quoted by EPC: tbc

Tenure: Leasehold

Council tax band: A