

## 10A HEENE TERRACE WORTHING, BN11 3NR

**£350,000**  
**LEASEHOLD**

Guide Price £350,000 - £375,000. Beautifully modernised apartment occupying the entire lower ground floor of this attractive & iconic Grade II Listed building on Worthing seafront. The property has been subject to complete refurbishment and benefits from spacious accommodation comprising; large entrance hall, south facing open plan lounge with newly fitted kitchen, stunning bathroom and two bedrooms both opening onto a delightful communal rear patio garden (This property has the only direct access to the garden). There are some lovely features throughout including sash windows and exposed brick walls whilst additional benefits include own street entrance and plenty of storage.

This fantastic location will appeal to many with beautifully maintained gardens immediately outside and the seafront and delightful promenade directly opposite. Popular shops, cafés and restaurants are all close by including plenty of independent boutiques and retailers. Worthing mainline station offers regular and direct links to Brighton & London.

**Nicholas  
James**

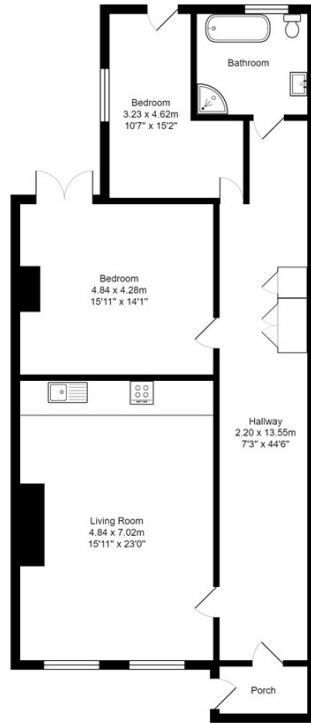
SALES LETTINGS AUCTIONS











Heene Terrace

Total Area: 109.2 m<sup>2</sup> ... 1175 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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

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

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