



HEENE TERRACE, WEST SUSSEX, BN11  
OIEO £700,000 SHARE OF FREEHOLD





## HEENE TERRACE, WEST SUSSEX, BN11

The 'Piano Nobile' within one of Worthing's finest sea front buildings - Mayfair House. The entire double fronted property was refurbished to luxury hotel standards with sumptuous communal hallways and individually appointed apartments that went on to win a 2014 Sussex Heritage Award.

Our home was the show piece of the development by 'The Pure Group' with a level of specification and finish that is sure to impress the most discerning buyer.

Situated on the first floor the full height windows replete with wooden shutters give views out to sea and flood the space with natural light. A canopied balcony with ornate ironwork balustrades provides your personal outside space from which to watch the world go by with an ever-changing vista. There are an abundance of period features throughout with tall ceilings, ornate cornicing and central rose, marble fireplace with inset fire, refurbished sash windows, column radiators and detailed cabinetry.

The open plan kitchen is beautifully appointed with a tulip wood kitchen painted in Farrow and Ball having Carrera Marble worktops with an inset sink. The Neff appliances are integrated to include oven, microwave, extractor fan, fridge, freezer, dishwasher, washing machine and tumble dryer plus a recently fitted Geronje hob.

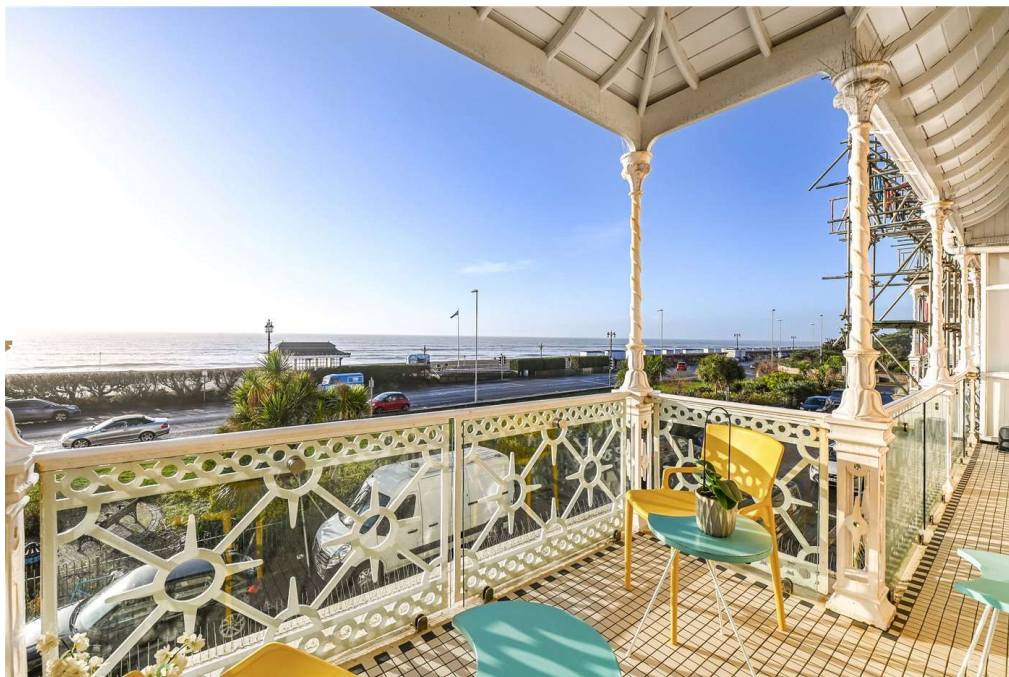
The principal suite has built in wardrobe and low-level drawers, large sash window, marble fireplace and column radiator. The en-suite is superbly finished with twin bowl sinks sitting atop a vanity unit, concealed cistern w.c and shower enclosure. The ceramic tiling to the floor is heated with a chrome towel radiator. The second bedroom is off the reception hall being spacious with a range of bespoke wardrobes, two sash windows and column radiator.

The family bathroom has a contemporary white suite to include a w.c, bath with shower over and basin. The floors again are tiled with underfloor heating and there are delicate tiling accents to the walls along with a towel radiator and small sash window.

Externally to the rear of the building is a delightful communal garden with a planted walkway and lawn areas. A lockable bike shed with gated access provides secure storage and there is a superb summerhouse with a resident's BBQ – perfect for the summer!

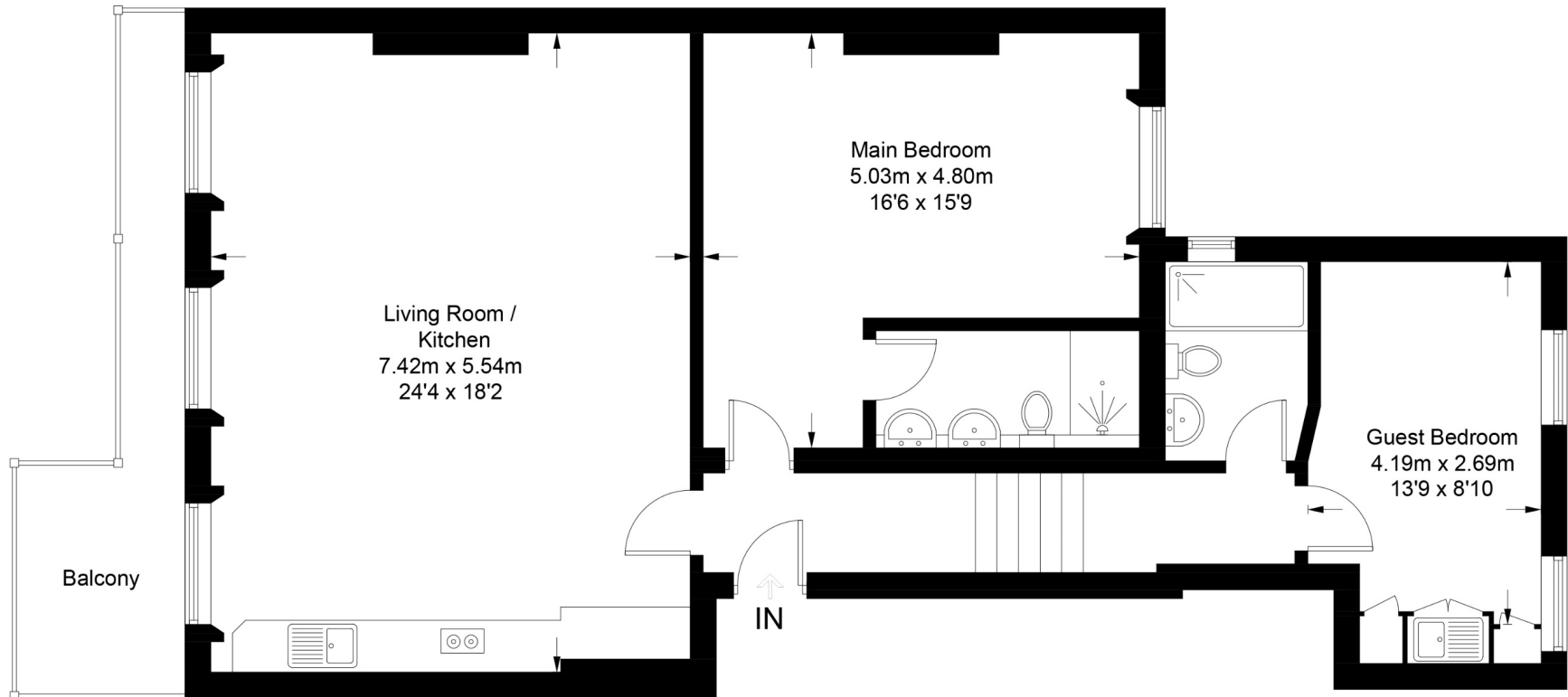
Heene Terrace is separated from the Coastal Road by beautifully tended sea inspired gardens in the favoured area of West Worthing. The sea and the delightful promenade are opposite along with the pursuits afforded by them. Local shopping is within a few minutes' walk including the department stores of Debenhams and Marks and Spencer. Restaurants and bars are plentiful within the town itself along with independent boutiques and retailers. Worthing mainline station provides direct access to London and Brighton.





# Flat 4 Mayfair House, 11-12 Heene Terrace, BN11 3NR

Approximate Gross Internal Area = 92.2 sq m / 992 sq ft



## First Floor

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92+) <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		
England, Scotland & Wales	EU Directive 2002/91/EC	

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PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2023.

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