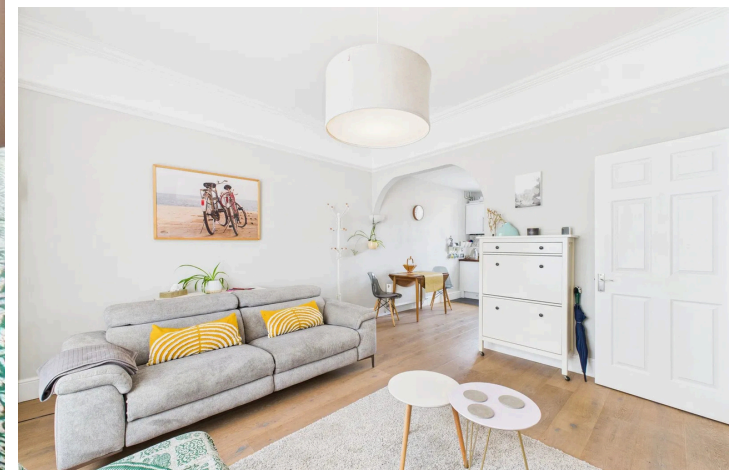
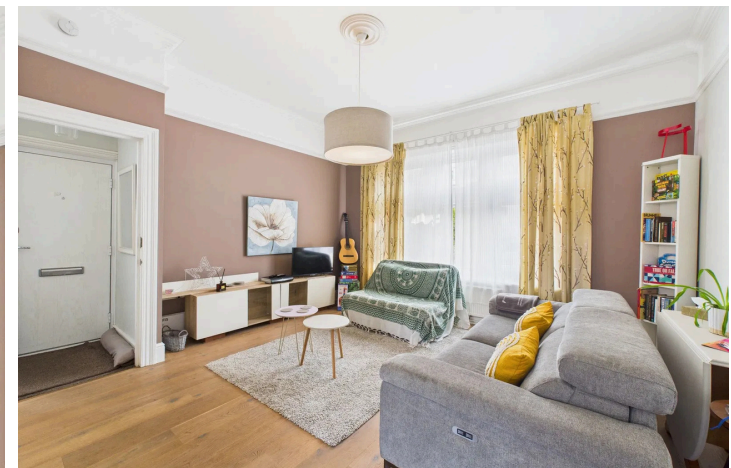




Heene Road | West Worthing | BN11 3RN
Offers Over £375,000



We are pleased to present this charming Edwardian semi-detached house, ideally located just a hundred yards from Worthing seafront. The property offers two bedrooms, spacious lounge, an open-plan kitchen/breakfast room and a well appointed bathroom. Further benefits include off-road parking and a private courtyard, offering low-maintenance outdoor space. Conveniently positioned within easy reach of local shops and amenities, this home combines period character with everyday practicality. **CHAIN FREE**



Key Features

- Edwardian Semi Detached House
- Two Bedrooms
- Bathroom
- Spacious Lounge
- Open Plan Kitchen/ Breakfast Room
- Courtyard & Off Road Parking
- Chain Free
- Hobby Loft Room with Building Consent Secured To Add Third Bedroom & Bathroom
- 100 Yards From Worthing Seafront
- Local Shopping Facilities located on Heene Road & Rowlands Road



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Front door leading into the entrance hall with door leading into the spacious lounge and stairs rising to the first floor. The spacious lounge offers original features with an opening leading through to the kitchen/ dining space with access to the understairs cupboard and space for table and chairs, The kitchen features white units with space for oven, dishwasher, washing machine and fridge/ freezer these can be left if requested, sink, drainer and door leading out to the side. On the first floor there is access to both bedrooms, fitted storage and loft hatch with pull down ladder leading to the hobby room. The loft hobby room has been partly insulated and offers two full velux windows offering sea views. Building regulation consent has already been secured to add a third bedroom and second bathroom. The primary bedroom is dual aspect and benefits from built in fitted wardrobes. Bedroom two offers access to a good size storage cupboard and benefits from dual aspect windows. The bathroom comprises of bath with shower above, glass screen, wash hand basin, wc and storage under the bath and storage cupboard.

EXTERNAL

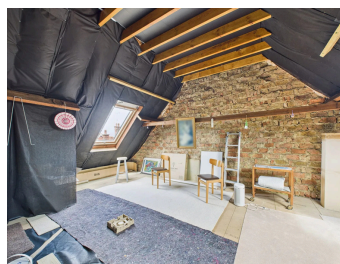
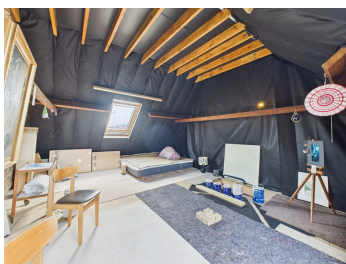
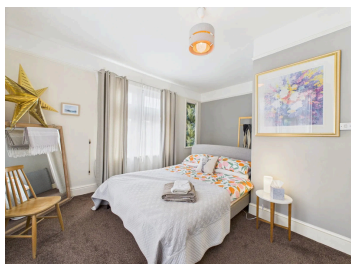
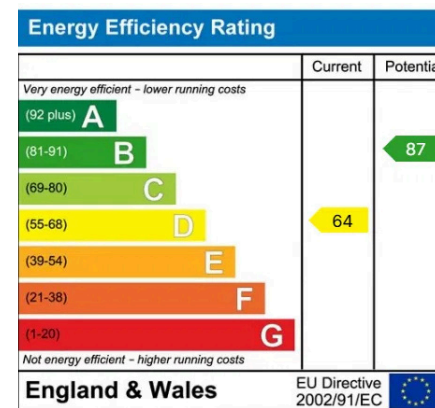
To the front, the property benefits from timber gates opening onto a generous off-road parking area, which can accommodate several vehicles. There are also two timber sheds and a pathway that leads past the front door and side entrance, continuing through to the rear courtyard. The courtyard provides a tranquil outdoor space, ideal for a small table and chairs, perfect for relaxing.

LOCATION

Situated On Heene Road which is only 100 yards away from Worthing Seafront. The property is located just across the road from a variety of shopping facilities. Bus routes run along Heene Road and West Worthing train station is approximately 0.9 miles away. Worthing Town Centre is located just under half a mile away.

Freehold No Service Charges.





Property Details:

Floor area *as quoted by floorplan:

Tenure: Freehold

Council tax band: C

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.