



Heene Road, Worthing, BN11 4NY

Guide Price £825,000





This substantial six-bedroom Edwardian home boasts many original period features with generous, flexible living space across three floors. With high ceilings, ornate fireplaces, bay windows, and stripped oak flooring, the property offers an abundance of character throughout. The property features six bedrooms, two bathrooms, three elegant reception rooms and a West facing garden. Ideally located close to Worthing town centre, seafront, schools and transport links, this is a truly impressive home in a highly convenient setting.





## Key Features

- Edwardian Semi Detached Period Style House
- Six Bedrooms
- Three Reception Rooms
- West Facing Rear Garden
- Walled Garden
- Off Road Parking
- Utility Room
- Two Bathrooms
- Original Features
- Close To Local Shopping Facilities & Transport Links



**6 Bedrooms**



**2 Bathrooms**



**3 Reception Rooms**

### INTERNAL

Step through the original front door into a practical entrance porch, ideal for storing shoes and coats, before entering the impressive main hallway. This grand space sets the tone for the rest of the home, boasting high ceilings, ornate coving, and a wealth of period character. From here, there is access to all principal ground floor rooms. The property offers three elegant reception rooms, each with its own unique charm. The front lounge features a beautiful bay window and a character fireplace, while the adjacent dining room also enjoys a bay window and fireplace, providing a perfect setting for formal entertaining. A third reception room, complete with an ornate fireplace, leads directly into the kitchen, creating a flexible layout suited to both family life and entertaining. Stripped oak flooring runs throughout the ground floor, enhancing the sense of warmth and continuity. Situated at the rear of the property, the spacious kitchen includes a built-in oven with electric hob, space for all necessary appliances, a main sink with drainer and an additional smaller sink. There is ample room for a table and chairs, and a stable door opens out to the patio and rear garden, ideal for indoor-outdoor living. Upstairs on the first floor, you'll find four well-proportioned bedrooms. The primary bedroom, with its bay window and original fireplace, enjoys access to a Jack and Jill en suite, shared with the second bedroom. A smaller front room offers flexibility as a nursery, dressing room or study. To the rear is a further double bedroom with original fireplace and bay window overlooking the garden. A further room provides options for use as an additional bedroom, study or a handy upstairs laundry room. The family bathroom is in keeping with the home's character and includes an Edwardian-style sink, separate shower cubicle, bath and WC.

Worthing Town Centre is within easy access (approximately 1.5km) and offers a wide range of shops, pubs, restaurants and leisure facilities. Worthing seafront is at the bottom of Heene Road approximately 1km from the property. A popular parade of smaller shops/ restaurants are located a short walk on Tarring Road. West Worthing Railway station is approximately 0.5km and provides links to both London and Brighton. If you should prefer to travel by bus you also have good access to a range of bus routes which will take you to the nearby districts, including the 700 bus to Brighton. The home is close to sought after primary and secondary schools.

### EXTERNAL

To the front of the property, there is generous off-road parking for multiple vehicles, accompanied by a gated side access to the rear garden. A charming pathway leads to the front door, flanked by flowerbeds and a variety of established trees and shrubs. The west-facing rear garden enjoys an abundance of afternoon and evening sunshine, offering a perfect setting for relaxation and entertaining. It features both a patio and a decked area, ideal for al fresco dining or social gatherings. A neatly maintained lawn is bordered by vibrant flowerbeds and mature trees, creating a tranquil, private outdoor haven.



To book a viewing contact us on: 01903 506080 | [westworthing@jacobs-steel.co.uk](mailto:westworthing@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)

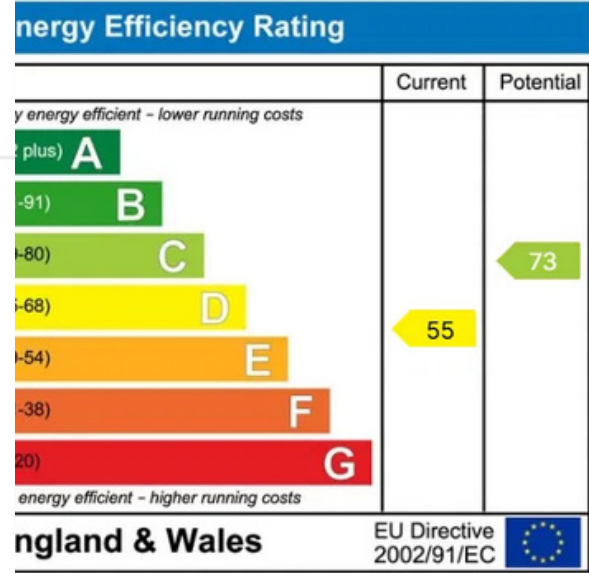
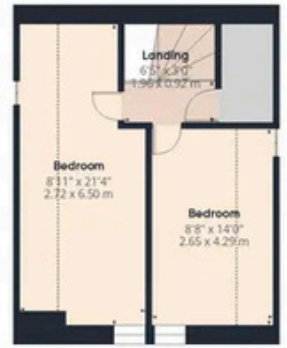




Ground Floor



Floor 1



Property Details:

Floor area (as quoted by EPC: 223 sqm)  
Tenure: freehold  
Council tax band: E

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.