



Heene Road, Worthing, BN11

Guide Price **£500,000**



**Bedrooms:** 3

**Bathrooms:** 2

**Receptions:** 2

We are delighted to present this extended semi-detached home, offering well proportioned and versatile accommodation. The property features three bedrooms, two reception rooms, a spacious kitchen/dining room, ground floor WC, family bathroom, and an en-suite shower room. Externally, the home boasts a west-facing rear garden and off road parking, while being conveniently located close to local shops, excellent transport links, and Worthing seafront.

- Extended Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Breakfast Room
- Ground Floor WC
- Family Bathroom & En Suite Shower Room
- Off Road Parking
- West Facing Rear Garden
- Close To Local Transport Links
- Close To Worthing Seafront

**Tenure:** Freehold

**Council Tax Band:** D







## INTERNAL

The front door opens into a welcoming entrance hall, providing access to the ground floor rooms and WC. To the front of the property is the first reception room, featuring a bay fronted window and a fireplace with surround. The second reception room, located to the rear, benefits from double doors opening onto the rear garden, creating a seamless indoor outdoor flow. The kitchen/breakfast room is well-equipped with wall and base units, a built-in oven and gas hob, space for a fridge/freezer, washing machine, and dishwasher, as well as a fitted bench with space for a table and a sink with drainer. On the first floor, there are three bedrooms. The front bedroom features a bay window and fitted wardrobes, while the rear bedroom enjoys access to a modern en-suite shower room. The main bathroom comprises a bath with overhead shower, wash hand basin, and WC.

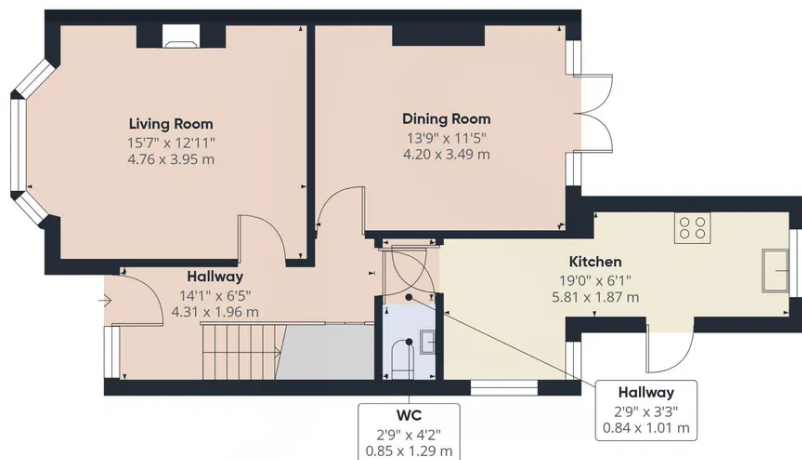
## EXTERNAL

To the front of the property there is off road parking. The west facing rear garden is attractively laid to lawn, complemented by a paved patio, mature and well stocked borders and a secluded rear section thoughtfully designed as a private seating area. A timber shed provides valuable additional storage.

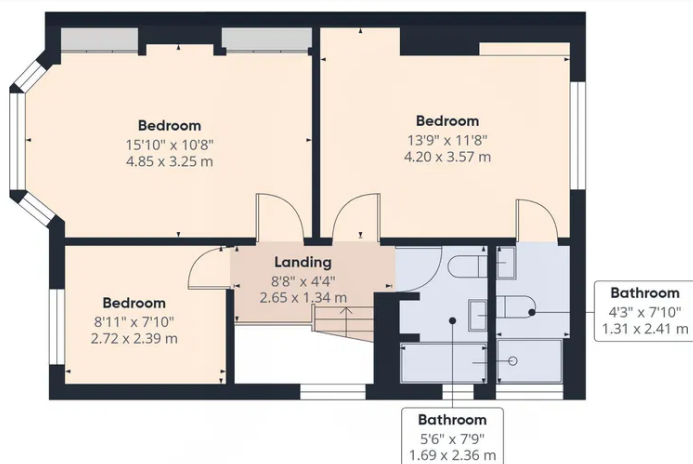
## SITUATED

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.





Ground Floor



Floor 1



Approximate total area<sup>m</sup>

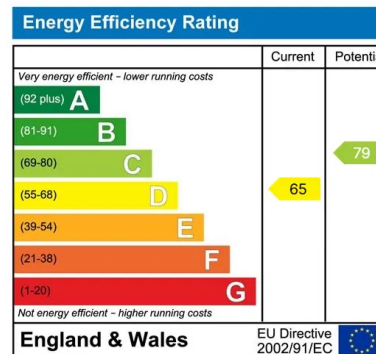
1097 ft<sup>2</sup>

101.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## West Worthing

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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 floor plans 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.

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