



Heene Road, Worthing, BN11 4NN

Offers Over £875,000



This expansive six bedroom period family home spans over 200 sqm and is bursting with period features throughout. Situated on a generous plot in a popular residential street of West Worthing, this beautifully presented home benefits from an excellent finish, large West facing garden and ample off street parking.



Key Features

- Period Family Home
- Refurbished To An Excellent Standard
- Six Bedrooms (Four On First Floor)
- Two Bathrooms Inc Ensuite
- Open Plan Kitchen/ Diner With Large Bi-Folds
- Two Reception Rooms
- Utility Room & Ground Floor WC
- Extensive Off Road Parking
- 80ft West Facing Garden



6 Bedrooms



2 Bathrooms



2 Reception Room

INTERNAL

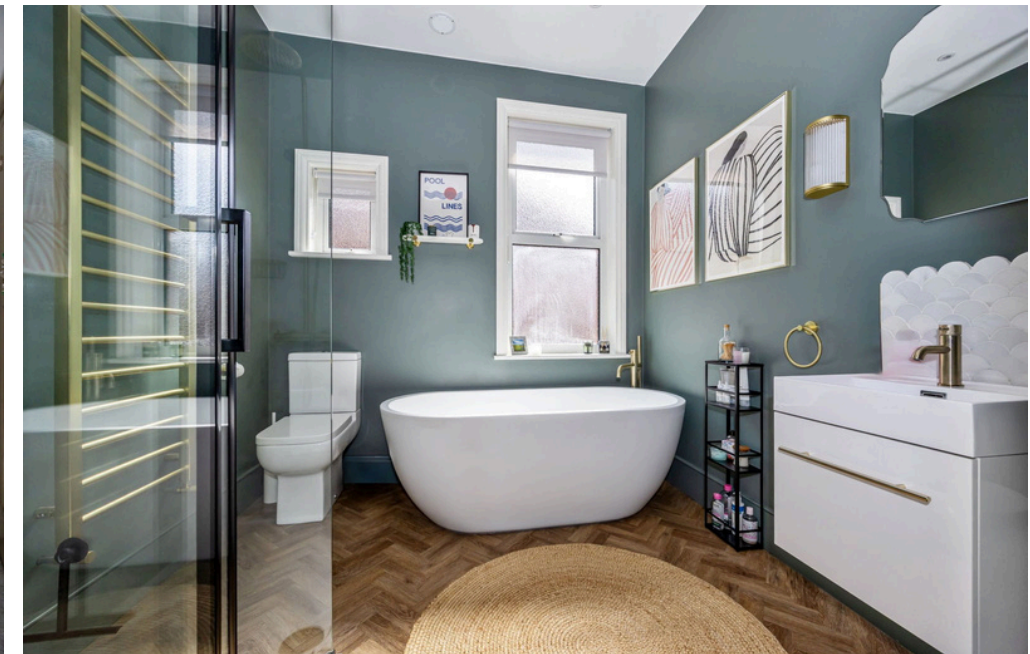
The attractive porch leads into the grand hallway with stripped wooden floorboards, stained glass original front door and ornate cornicing which is a feature throughout this wonderful family home. To the front of the property is a beautifully decorated and cosy lounge featuring a large bay window which floods the room with natural light. The Victorian style fireplace is fitted with a log burner. Further off the hallway is a second reception room which benefits from extensive fitted storage and is ideal as a dining room, study or family room. To the rear of the property is a large open plan kitchen breakfast room with floor to ceiling bi-fold doors which overlook the generous West facing garden and provide access to a large patio. The patio area has a pergola overhead, making it the ideal space to seamlessly offer in/out living and alfresco dining. The kitchen comprises wooden cabinets with navy blue doors and marble effect quartz worktops. Appliances include a range gas cooker with extractor overhead, integrated fridge/ freezer and dishwasher. Off the kitchen is a utility room and access to a cloakroom with WC and basin.

The first floor accommodates four bedrooms and two bathrooms, three of which feature bay windows and fitted storage. The spacious principle bedroom benefits from extensive fitted wardrobes and a neatly refurbished ensuite shower room. The family four-piece bathroom comprises a free standing bathtub and double-size shower cubicle. On the second floor are a further two bedrooms which provide access to eaves storage. The larger bedroom is currently setup as a snug/ lounge and the smaller bedroom is an ideal study/ home office if preferred.

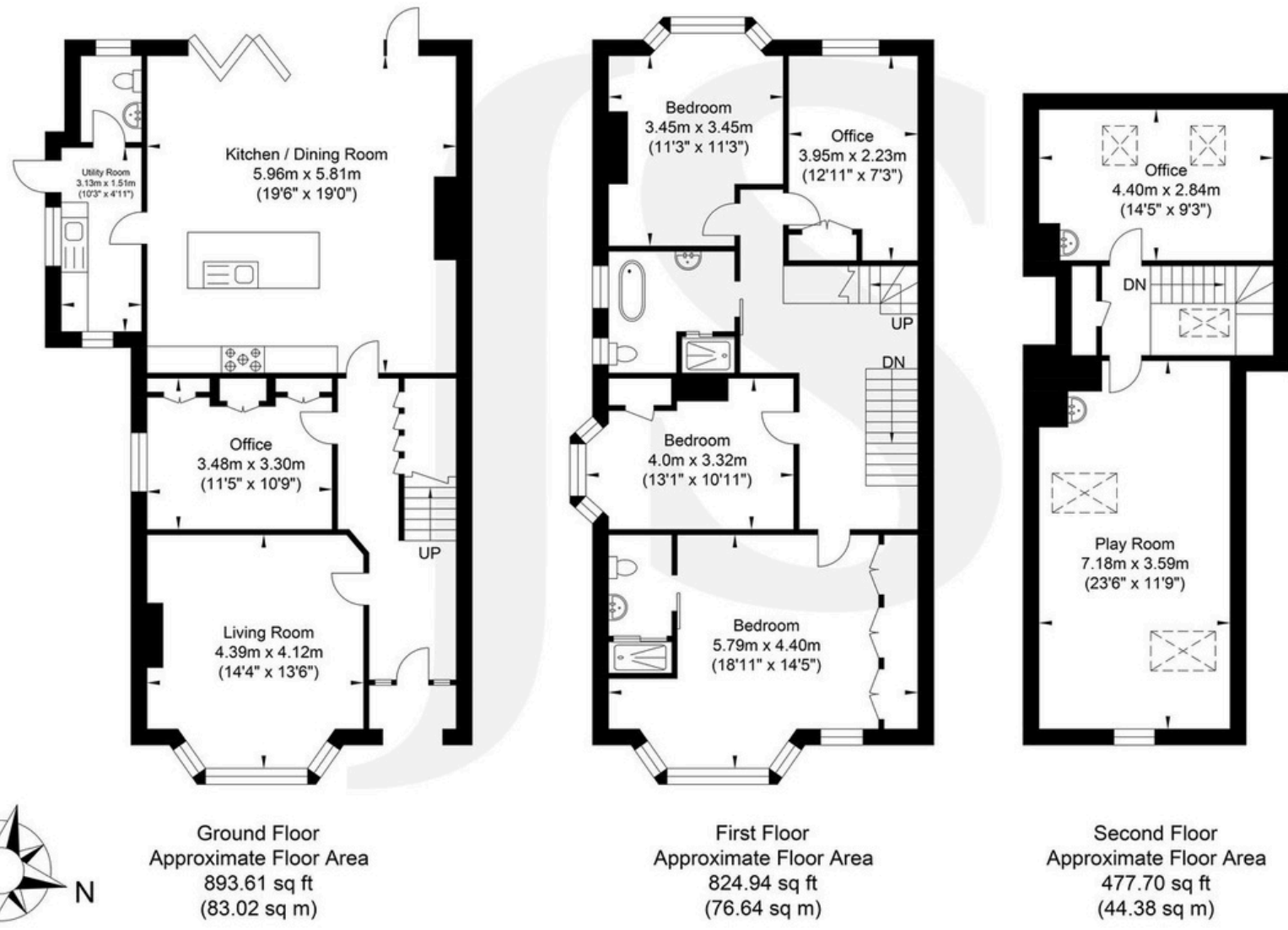
LOCATION

This stunning period home has off road parking for multiple vehicles to the front and is secluded from the road by a mature hedge. Access to the rear garden is via a side gate. The West facing and walled rear garden has been fully landscaped and is approximately 80ft in length. The garden is mainly laid to lawn with raised flower beds set behind sleepers around the border. A large patio spans the rear of the property which is partly sheltered by a pergola. The patio area provides the ideal space for entertaining or alfresco dining whilst enjoying sunshine all day long into the evening.

Situated



Heene Road



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approximate Gross Internal Area = 204.04 sq m / 2196.26 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Property Details:

Floor area (as quoted by EPC: 204 sqm)

Tenure: FREEHOLD

Council tax band: d

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.