



HEENE ROAD, BN11
£775,000 FREEHOLD

Winkworth



HEENE ROAD, BN11

Winkworth is proud to offer the opportunity to acquire a substantial semi-detached family home of fine proportions in the favoured West Worthing area. Set back on Heene road behind a walled driveway with parking for several cars the house spans three floors with well-balanced interiors with bags of character.

Internally our floorplan shows the layout and dimensions of the rooms which total 2639 sqft and gives an idea of the flexibility of the space. To the ground floor, the substantial front reception boasts tall ceilings which are a trait throughout. The hallway with an impressive staircase has doors off to the bright bay-windowed dining room and the breakfast room. To the rear is a delightful kitchen diner leading through to a sunroom. A useful side porch gives access to a downstairs cloakroom.

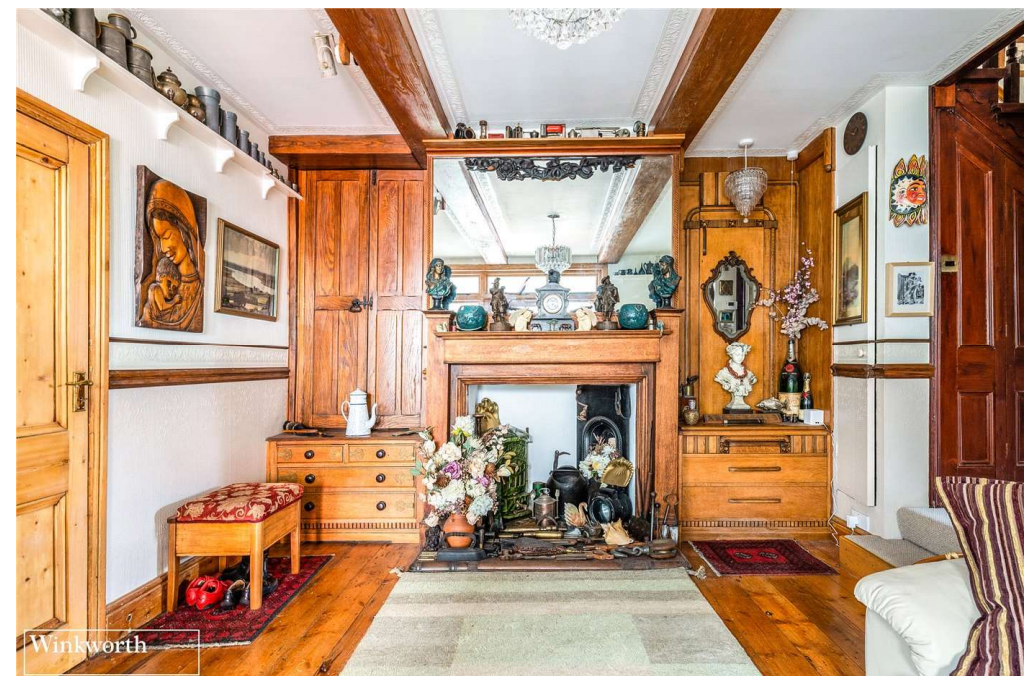
On the first floor are three double bedrooms and a single. The rear bedroom formally was two bedrooms which our vendors opened into one and is currently used as a hobby room/sitting room. There is a family bathroom and a separate cloakroom.

The third floor comprises two further bedrooms with a rear studio having a useful sink meaning it's plumbed for water.

Externally there is a large single garage with an up and over door, side door and power and light. The rear garden is hard landscaped being wall and fence bordered with established planting to areas providing privacy. Wooden steps lead up onto the garage roof which is used as a sun terrace and is fitted with solar panels.

Heene Road is 0.4 of a mile from the mainline station providing direct links to London, Brighton and Chichester and local shopping facilities can be found within 300yards. The area is valued for its picturesque tree-lined streets with large period villas and favoured by families with access to local schooling, parks, shops and transportation.





194 Heene Road, Worthing, BN11

Approximate Gross Internal Area = 245.2 sq m / 2639 sq ft
Garage = 18.9 sq m / 203 sq ft
Total = 264.1 sq m / 2842 sq ft



Ground Floor

First Floor

Second Floor

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 2021.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	59	78
EU Directive 2002/91/EC		

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