



60 Henty Road, Worthing, BN14 7HF

Asking Price £450,000

John Edwards & Co is delighted to present this charming two/three bed semi-detached bungalow on Henty Road, close to the mainline station - providing easy access to Brighton, London, and Littlehampton, only a short distance from the town centre and seafront, and within the catchment areas of several prominent local schools, including Thomas A'Becket first and junior schools, and Bohunt, Worthing, Durrington, St Andrews and Davisons high schools.

The property, which has previously been extended, comprises two/three good sized bedrooms, one/two spacious reception rooms, a contemporary fitted kitchen and breakfast room, a family bathroom, well-maintained front and rear gardens, and off-street parking. It's also offered chain free.

This is a genuinely lovely family home in a hugely popular location. Viewing is essential to fully appreciate all it has to offer.

*** CHAIN FREE ***

EXTERIOR

The front garden is laid to shingle and fringed with established plant, shrub, and flower borders with several individual rockery areas. There is space for outdoor seating, potted plants, and bin storage, and a patio path leads up to the front door which is sheltered beneath the storm porch with exterior lighting. In addition, there is gated access into the rear garden along the side of the property, and off-street parking for two cars.

ENTRANCE HALL



The entrance hall has a laminate wood floor, a coved and textured ceiling with pendant lighting and smoke detectors, a radiator, power points, the doors into the living room, Bedroom One and Bedroom Two/Reception Room Two, the Bathroom, the Kitchen & Breakfast Room, and two inbuilt storage cupboards, one of houses the water tank, and the other the electrics. The hallway runs right through the property, and ends at the rear of the bungalow, with the door into Bedroom Two/Three, and the double-glazed back door leading out into the rear garden.

RECEPTION ROOM ONE - LIVING ROOM



The living room features a laminate wood floor, a coved and textured ceiling with

ceiling fan and central ceiling light, a radiator, TV and power points, dado rails, and a large double-glazed bay window to front aspect.

RECEPTION ROOM TWO/BEDROOM TWO



Second large reception room which could also double as a second double bedroom, which features a carpeted floor, a coved and textured ceiling with pendant lighting and a ceiling fan, dado rails, TV and power points, a radiator, and a large double-glazed bay window to front aspect.

BEDROOM ONE



Good sized double bedroom which has a laminate wood floor, a coved and textured ceiling with pendant lighting and a ceiling fan, a radiator, TV and power points, plenty of inbuilt wardrobe space, and a double-glazed bay window to rear aspect.

KITCHEN & BREAKFAST ROOM



The kitchen feature is a range of contemporary high gloss wall and base mounted cabinets with under cabinet lighting, solid wood work surfaces with an inset sink and drainer, an integrated NEFF "Slide and Hide" oven and grill, a four-burner gas hob with extraction hood over, and space and plumbing for a washing machine and dishwasher. There is a laminate wood floor, a skimmed ceiling with inset spotlighting, some wall-mounted shelving and racks, part-tiled walls, power points/USB charging points, and a double-glazed sash window to side aspect. There is also plenty of space for a breakfast/dining table and chairs with overhead pendant lighting, and the boiler servicing the property is also situated here, and concealed within a kitchen unit.

BEDROOM TWO/THREE



The third double bedroom features a laminate wood floor, a coved and skimmed ceiling with pendant lighting, a radiator, power points, plenty of inbuilt wardrobes with full length mirror fronts, and a double-glazed square bay window to rear aspect.

FAMILY BATHROOM



The bathroom features a three-piece suite comprising a panelled bath with shower over, a cameo-style hand wash basin with storage below, and a low-level WC. There is a vinyl floor, part-tiled walls, a coved and textured ceiling with central ceiling light and an extractor fan, a heated towel rail, opaque double-glazed windows to side aspect, and access into the loft via a ceiling hatch.

GARDEN



The garden is divided into several distinct sections. A good sized patio area is fringed with raised flower beds with established plants and shrubs, and several water butts. This leads to a vegetable/allotment patch with raised sleepers. A central lawned area is fringed with mature plants, and trees including a large weeping birch (which is subject to a Tree Preservation Order). A raised patio area with a large wooden pergola is perfect for barbecuing and alfresco dining, and has both power and light, and there is also a large purpose-built log cabin-style wooden shed, which is insulated and has both power and light, and is perfect for converting into a home office or studio. A further section running alongside the property is laid to artificial

grass, with a further vegetable patch, an external storage cupboard, and gated access onto the front garden.

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Approximate Gross Internal Area = 85.0 sq m / 915 sq ft

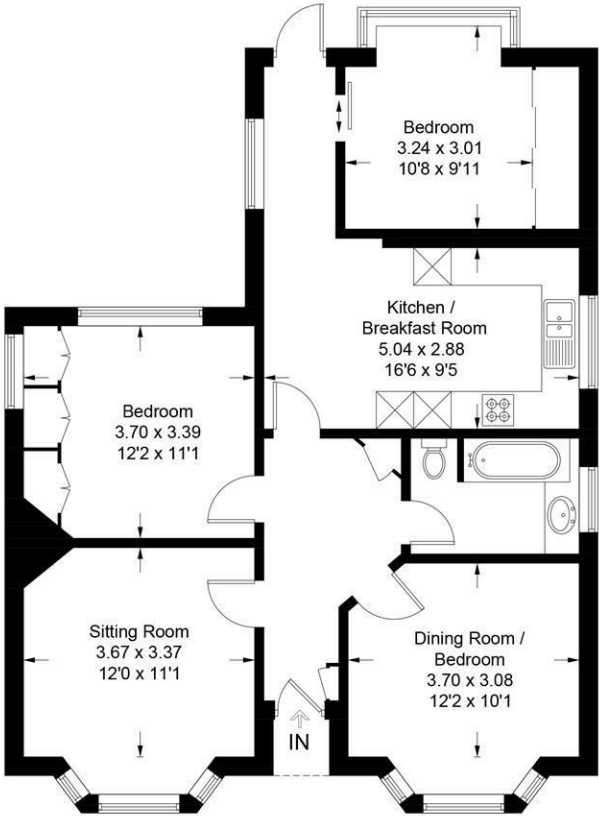
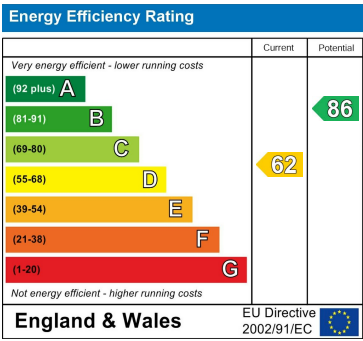


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

Area Map



Energy Efficiency Graph



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