



175 Heene Road, Worthing, BN11 4NN
Offers Over £850,000

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Nestled on the charming Heene Road in Worthing, this splendid semi-detached house offers a perfect blend of space and comfort, ideal for family living. With five generously sized bedrooms, this property provides ample room for both relaxation and privacy. The layout is thoughtfully designed, featuring two inviting reception rooms that serve as perfect spaces for entertaining guests or enjoying quiet family evenings. The house boasts three well-appointed bathrooms, ensuring convenience for all residents and guests alike. Each bathroom is designed with modern fixtures, providing a touch of luxury to your daily routine. Whether you are looking for a spacious family residence or a property with potential for entertaining, this semi-detached house on Heene Road is a remarkable opportunity. With its generous living space and prime location, it is sure to attract those seeking a comfortable and stylish lifestyle in Worthing. Do not miss the chance to make this delightful property your own.

- Five Bedrooms
- Three Bathrooms
- Period Property
- Private Driveway
- West Facing Rear Garden
- Open Plan Living
- Master Bedroom with En-Suite
- Viewing Highly Recommended





Entrance Hall

Floorboards throughout. Radiator. Door providing access to understair cupboard.

Open Plan Living Room

Floorboards throughout. Feature bay with double glazed window. Gas fire with hearth surround. Two Radiators. Further double glazed window. Built in floor to ceiling storage cupboard.

Boot Room/Utility Room

Tiled flooring throughout. Double glazed window. Door providing access to side.

Shower Room

Tiled flooring throughout. Part tiled walls. Vanity sink unit with Wc and storage cupboard. Wall mounted Radiator. Shower cubicle with glass screen. Frosted Double glazed window. Spotlights.

Dining Room

Floorboards Throughout. Radiator. Original fireplace with tiled surround.

Kitchen

A modern kitchen suite briefly comprising; A range of matching wall and base unit and drawers. Quartz worktops. Integrated appliances including, washing machine, tumble dryer, Dishwasher and triple oven. Inset sink with drainer and mixer taps. Feature island with matching quartz worktops, storage drawers below and four ring gas



hob above. Two double glazed windows with a further 3 Velux windows. Double glazed door providing access to rear garden. Radiator. Spotlights throughout.

Stairs To;

First Floor Landing

Carpeted throughout. Radiator. Double glazed window. Door providing access to storage cupboard housing combination boiler.

Bedroom Two

Floorboards throughout. Feature bay with double glazed window. Built in wardrobes. Radiator.

Bedroom Three

Carpeted throughout. Radiator. Built in storage cupboard. Double glazed window.

Bedroom Four

Half floorboards half carpeted. Radiator. Feature bay with double glazed window.

Bedroom Five/Study

Floorboards throughout. Double glazed window. Radiator.

Bathroom

Tiled flooring throughout. Double glazed window. Sink unit. Heated towel rail. Bath with shower attachment above. Low level Wc. Spotlights.

Stairs to;



Master Bedroom

Carpeted throughout. Two Radiators. Three Velux windows. Door providing access to eaves storage.

En-Suite

Marble Tiled flooring throughout. Feature bath with shower head attachment. Low level W/c. Sink with mixer tap. Double glazed window. Spotlights.

Outside:

Front

Private driveway for multiple cars. Side and rear access via private gate.

Rear

Large patio area perfect for seating. Ample lawned area with mature tree and shrub borders. Further area with a sizable garden shed.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk