



18 Homefield Road, Worthing, BN11 2HZ

Guide price £1,300,000





# 18 Homefield Road

## , Worthing, BN11 2HZ

\*Guide price £1,300,000 - £1,350,000\*

This stunning property in Worthing combines modern design with classic elegance, located in a highly desirable area near Worthing Hospital.

It's surrounded by beautiful parks, gardens, and the seafront, offering the perfect environment for enjoying fresh sea air. With its historical connections to figures like Oscar Wilde and Jane Austen, the town has a unique charm.

The home itself is a masterpiece, with a private driveway that can accommodate up to six cars, an electric charging point, and a striking entrance featuring electric-lit pillars and secure gates. Spanning 3013 sq. ft, the house boasts premium finishes and a thoughtful layout.

The ground floor features spacious living areas, including a contemporary kitchen with high-end appliances, making it perfect for both relaxation and entertaining. The bi-folding doors open to the garden, creating a seamless indoor-outdoor connection for those warm summer evenings.

The upper floors are designed for modern family living, with 4/5 generously sized bedrooms, each with its own ensuite bathroom, plus a luxurious family bathroom with a freestanding bath and a high-spec shower. Every room is thoughtfully designed to maximize space and natural light.

The rear garden is a peaceful retreat, beautifully landscaped with a large patio for outdoor dining, a lush lawn, and ample privacy thanks to high fences and side gates. This is an ideal space for both relaxation and entertaining.

Homefield Road is just a short walk to Worthing Town Centre which provides a host of popular restaurants, cafes and bars along with two mainline rail stations being situated less than a mile away.

Offering a rare opportunity for luxury living in a prime location, this home blends convenience, natural beauty, and contemporary style.



Entrance Hall

Lounge/Living Space

25'7 x 11'6 (7.80m x 3.51m)

Kitchen Diner

20'1 x 16'9 (6.12m x 5.11m)

Utility Room

7'5 x 5'4 (2.26m x 1.63m)

Bathroom

7'5 x 6'7 (2.26m x 2.01m)

First Floor Landing

Bedroom

13'6 x 11'9 (4.11m x 3.58m)

En-Suite Bathroom

7'10 x 8'3 (2.39m x 2.51m)

Bedroom

12'2 x 11'8 (3.71m x 3.56m)

En-Suite Shower Room

6'8 x 4'4 (2.03m x 1.32m)

Bedroom

17'11 x 8'7 (5.46m x 2.62m)

En-Suite Shower Room

6'6 x 5'9 (1.98m x 1.75m)

Second Floor Landing

Bedroom

23'5 x 10'8 (7.14m x 3.25m)

Bedroom

10'8 x 7' (3.25m x 2.13m)

Bathroom

11'9 x 10'9 (3.58m x 3.28m)

Outside

Rear Garden

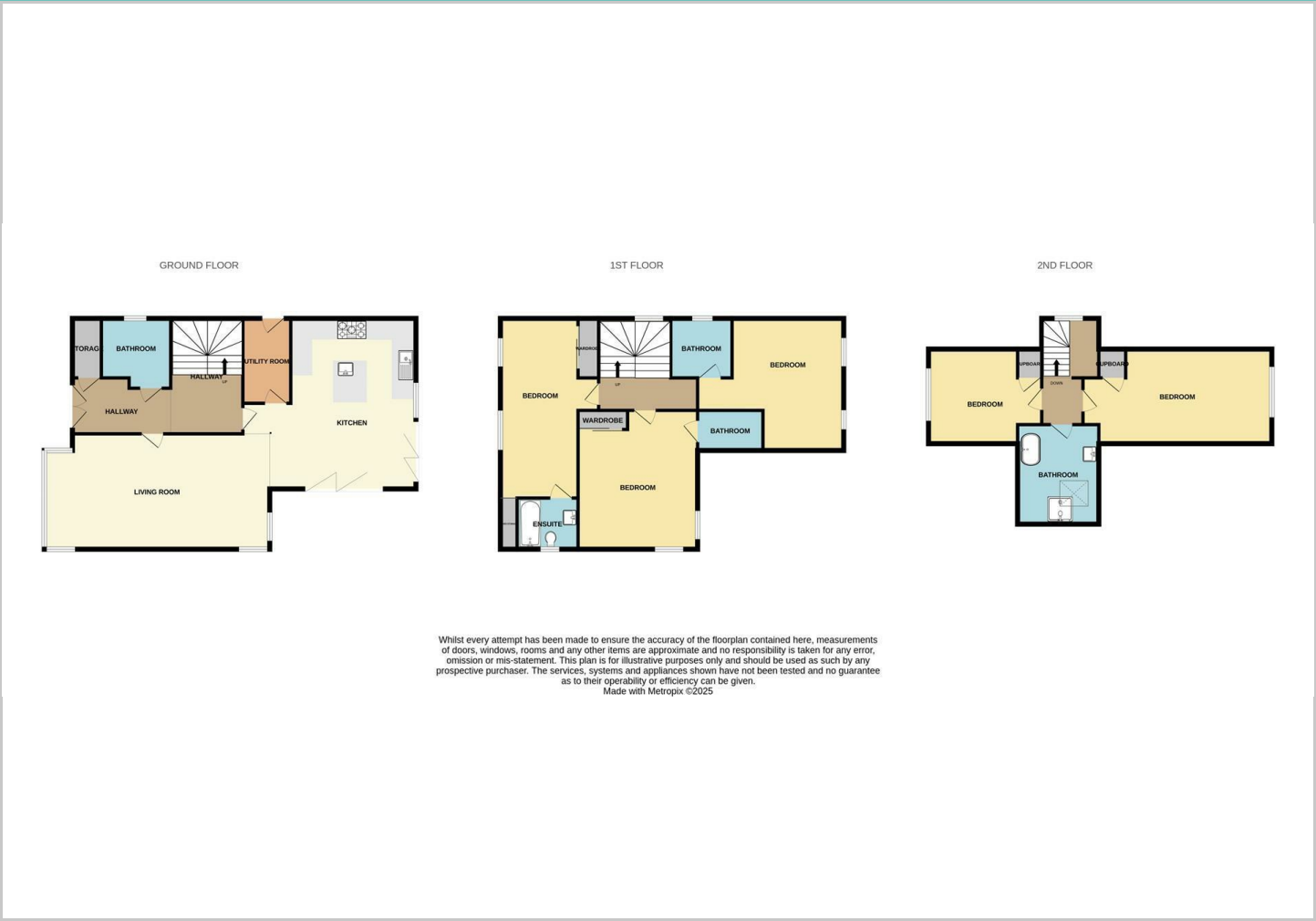
Private Drive







Floor Plans



Location Map



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		