Robert Luff & Co

Heene Road, Worthing

Leasehold - Offers In Excess Of £415,000

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A beautifully presented ground-floor Victorian apartment, occupying the entire lower level of this attractive period semi-detached property on Heene Road. The property seamlessly blends charming original character with an impressive, architect-designed contemporary extension, offering 1,215 sq ft (approx.) of stylish and versatile accommodation.

Benefitting from its own private entrance, off-road parking, and beautifully landscaped southerly wraparound gardens, this exceptional home is ideally located for Worthing town centre, the seafront, and the mainline station with direct links to Brighton and London.

Key Features

- Entire ground floor of a handsome Victorian house
- Stunning glazed internal hallway linking the original home to a luxury converted double garage
- Impressive open-plan kitchen / dining / family room with vaulted ceiling & bi-fold doors to the patio
- Two generous double bedrooms
- Study/Bedroom Three — ideal home office with space for two workstations
- Elegant lounge with log burner
- Beautiful bathroom with roll-top bath & separate walk-in shower
- Separate utility room and additional WC
- Private off-road parking for two cars & lovely southerly wraparound landscaped gardens
- Brand-new lease upon completion

Entrance & Hallway

A private front door opens into a spacious entrance hall with period detailing. A newly created glazed internal hallway provides a wonderful architectural feature, flooding the space with natural light and linking the original apartment to the stunning rear extension.

Lounge

The living room is beautifully cosy, featuring an attractive log burner, a large sash window, and high ceilings with elegant period mouldings. It enjoys a peaceful outlook over the front garden, creating a warm and inviting atmosphere.

Bedrooms

The property offers two generous double bedrooms: Bedroom One is a spacious double with ample room for wardrobes and additional furniture, while Bedroom Two is also well proportioned and enjoys pleasant views of the garden. A third room serves as a versatile study or guest bedroom, providing enough space for two workstations and offering excellent flexibility to suit a range of needs.

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Bathroom
The bathroom is a luxurious, modern space, featuring a freestanding roll-top bath, a separate walk-in shower, and contemporary tiling and fittings. Period-style detailing adds a timeless touch, creating an elegant and relaxing environment.

Utility Room & Separate WC
A practical and private utility space with plumbing and storage, plus a separate WC, ideal for everyday convenience and guests.

Kitchen/Dining/Family Space
The standout feature of the home is the breathtaking extension, created from the former detached double garage and now fully converted to building regulation standards. This superb open-plan space boasts a vaulted ceiling, large-format glazing and bi-fold doors leading onto the patio, as well as a stylish kitchen with generous worktop and storage space. It also provides a wonderful dining area and family living zone, with a seamless connection to the gardens that makes it perfect for entertaining. This impressive area delivers a real “wow factor” and forms the social heart of the home.

Outside
The property enjoys southerly wraparound landscaped gardens, thoughtfully designed with seating areas, planting beds, and lawned sections. The bi-fold doors open directly onto a private patio, ideal for al-fresco dining.

At the front of the property, there is off-road parking for two vehicles (one allocated to the ground floor flat and one to the first floor flat).

Location
Situated in the ever-popular Heene Road area, the property enjoys an exceptional location within easy walking distance of key amenities. Worthing town centre is approximately 10–12 minutes away, the seafront and beach are just an 8–10 minute stroll, and Worthing mainline station can be reached in around 15 minutes, offering direct rail links to Brighton in about 20 minutes and to London Victoria and London Bridge. Local shops, cafés, and the amenities of Heene Road, Tarring Road, and Worthing’s thriving food scene are also conveniently close by.

WAY OUT

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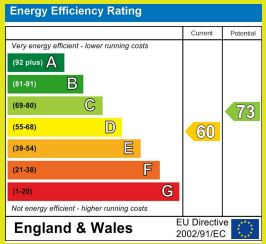
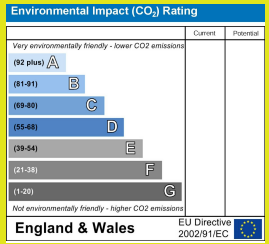
Floor Plan Heene Road

Total area: approx. 112.9 sq. metres (1214.9 sq. feet)





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