



10 Heatherstone Road, Worthing, BN11 2HF

Guide Price £450,000



A popular three bedroom semi detached family home in a highly sought after location with the seafront and promenade within 100 meters of the property. Briefly the accommodation comprises: entrance porch, hallway, kitchen, dining room, living room, landing, three bedrooms, shower room and separate wc. Externally there are well maintained, laid to lawn front and rear gardens. Further benefits include double glazing, gas central heating, new roof in 2024 and combi boiler installed in 2024.

- Semi Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Well Maintained Rear Garden
- Shower Room
- Kitchen
- Original Features
- 100 Meters to Seafront & Sea Views
- Double Glazing and Gas Central Heating
- New Roof in 2024





Entrance Porch

Glazed windows and door. Sea views. Stained glass timber door to:

Entrance Hall

Exposed floor boards. Radiator. Understairs storage cupboard. 'Hive' central heating thermostat.

Kitchen

4.88m x 2.34m (16' x 7'8)

Roll edge work surface having inset one and a half bowl stainless steel sink with mixer tap and draining board. Fitted double oven and grill. Four ring gas hob. Space and plumbing for washing machine and dishwasher. Space for tumble dryer. Space for tall fridge and freezer. Matching range of cupboards drawers and eye level wall units. 'Worcester' combination boiler supplying gas central heating and hot water. Double glazed window and separate double glazed to rear garden. Radiator. High level skirting board.

Dining Room

3.66m x 3.25m (12' x 10'8)

Double glazed French doors to rear garden. Radiator. High level skirting board. Exposed floor boards. Double doors to:

Living Room

4.27m x 3.76m (14' x 12'4)

Double glazed bay window to front. Radiator. Exposed floor boards. Picture rail. Wrought iron fireplace with tiled inset and timber mantle surround. High level skirting board.

Stairs from entrance hall to:

Landing

Access to loft via hatch. Radiator. Built in shelved linen cupboard. Doors to all rooms.

Bedroom One

4.67m into bay x 3.30m (15'4 into bay x 10'10)

Double glazed bay window to front having sea views. Radiator. High-level skirting board.

Bedroom Two

3.58m x 3.25m (11'9 x 10'8)

Double glazed window overlooking rear garden. Radiator. High-level skirting board. Picture rail.

Bedroom Three

3.12m into bay x 2.36m (10'3 into bay x 7'9)

Double glazed bay window to front having sea views. Radiator. High-level skirting board.

Shower Room

Step in shower tray with glazed shower screen surround, wall mounted controls and separate overhead shower. Pedestal wash hand basin with mixer tap. Ladder style towel radiator. Shaving socket. Part tiled walls and paneling. Tiled floor. Glazed window.

Separate WC

Close coupled WC. Wall mounted wash hand basin with mixer tap. Tiled floor. Glazed window.

Outside

Rear Garden

Area of hard standing with space for outdoor furniture. The rest being laid to lawn. Borders of mature bushes, small trees and plants. Six foot fence surround. Outside tap. Electric socket.

Front Garden

Formal wall to front. Borders of bushes, shrubs and flowers. Rest being laid to lawn.

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1033sq.ft. (96.0 sq.m.) approx.

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		72	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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



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