
PEAR
PROPERTIES
Heene Way, Worthing
Offers Over £595,000



Heene Way

Worthing

Immaculate 3-bed semi in West Worthing with modern kitchen/open plan family room, southerly aspect, open fire, garden sunroom, luxury bathroom, off-road parking, and versatile outdoor space. Ideal blend of charm and convenience in sought-after location.
Council Tax band: D

Tenure: Freehold

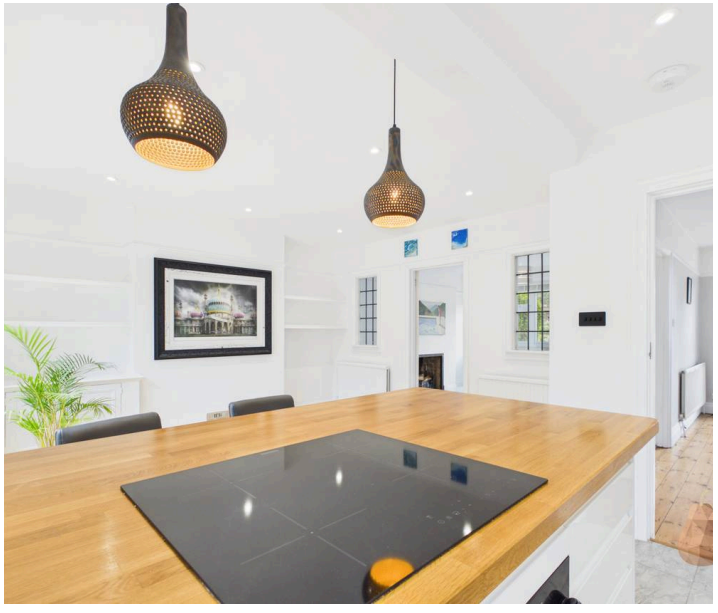
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Semi Detached Family Home
- Ever Desirable West Worthing Location
- Stunning Open Plan Kitchen/Family Room
- Downstairs Cloakroom
- Separate Lounge With Working Open Fire
- Chain Free
- Off Road Parking & Converted Garage For Home Office + Storage
- Refitted Luxury Bathroom With Large Separate Shower
- Southerly Aspect Creating Light Feeling Throughout / South Facing Rear Garden
- 10 Minute Walk To Beach, Town Centre & Station







Living Room
13' 9" x 12' 4" (4.19m x 3.76m)
A large bay window to the front of the house allows lots of light in to the room, fantastic open fireplace, double doors to family room.

Kitchen/Family Room
12' 10" x 21' 3" (3.91m x 6.48m)
A fantastic living space, the heart of the home and ideal for families, lots of kitchen cupboards and work top space, induction hob, single oven, integrated fridge, freezer, dishwasher, washing machine and pull out bins. large family room with a breakfast bar and space for a large dining table. The double doors to the sun room are a real feature and a southerly aspect allows lots of light throughout.

Sun Room
6' 10" x 11' 6" (2.08m x 3.50m)
A covered area and an extension of both the garden and the indoor space, this south facing area is fully covered and is a peaceful space that can be used in all weathers.

Downstairs Cloakroom
3' 0" x 4' 6" (0.91m x 1.37m)

Bedroom
12' 10" x 11' 10" (3.91m x 3.61m)
A double room with a feature bay window overlooking the rear garden.

Bedroom
12' 5" x 11' 0" (3.78m x 3.35m)
To the front of the property with a feature window.

Bedroom
8' 11" x 7' 4" (2.72m x 2.23m)
A single bedroom with a window overlooking the front, could make an ideal home office.

Bathroom
7' 5" x 8' 10" (2.26m x 2.69m)
A real feature of the property and recently refitted, this 4 piece luxury suite has been designed to utilise the space to include a freestanding bath and large walk in shower. Also comprises vanity units with in wall Oral B toothbrush charger, WC.

Office
7' 7" x 7' 3" (2.32m x 2.20m)
Accessed via the garden, double patio doors in to useful office area with power, light and ethernet internet cable.

Storage Room
8' 6" x 8' 0" (2.58m x 2.45m)
Accessed from office, a useful storage room/workshop area.

Garden

Another real feature of the property due to its southerly aspect, the garden remains sunny throughout the day.

GARAGE

Single Garage

Formally the garage and recently converted to become a home office with a separate large store room. Accessed via a shingle drive and lockable double gates.

DRIVEWAY

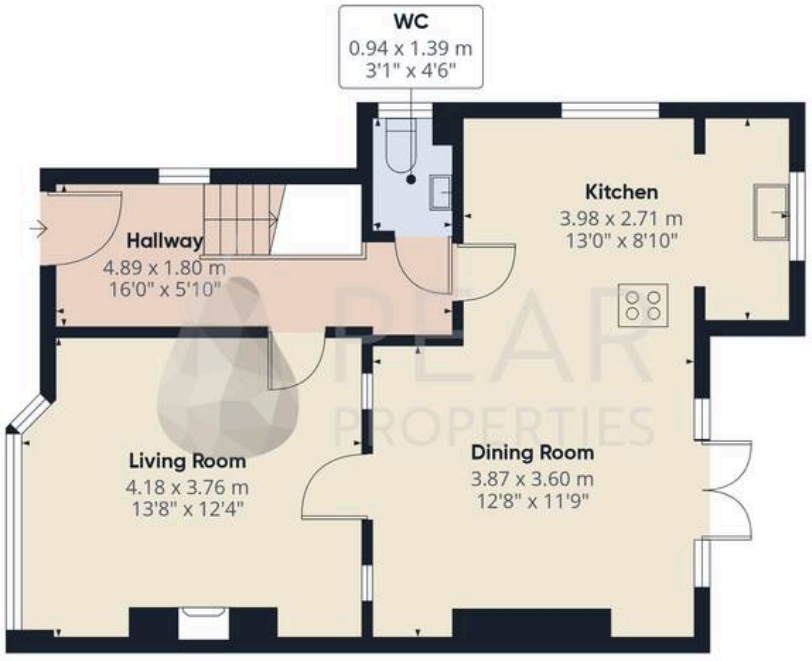
1 Parking Space

Off street parking to the front of the property.









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

PEAR PROPERTIES

Approximate total area(1)

101.9 m²

1097 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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