



Heene Place, BN11

Guide Price £475,000-£500,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Heene Place, BN11

2 Bedroom | 1 Bathroom | 1193 sq ft |
Wrap Around Garden |

Entirely unique and peacefully tucked away close to West Worthing Seafront, this sweet two-bedroom, cottage-style house offers the best of all worlds close to town, coast and countryside. It has deceptively spacious rooms with two reception rooms and a conservatory on the ground floor, with two double bedrooms on the first floor, making it ideal for families and professionals alike.

There remains scope for further modernisations or renovations to include converting the integrated garage – all of which would add value. Worthing has seen significant investment and regeneration in recent years, becoming one of the top ten property hotspots in the UK, so now is the time to grab a slice of it before the prices skyrocket. With an easy London commute, several popular schools, and an air of 'cool' without pretension, this property is a gem waiting to be snapped up.

Stepping inside, the house is naturally light with windows on its east, south and westerly elevations alongside a conservatory to the rear. While the décor is clean and smart using neutral tones, allowing you to move straight in with ease, there remains scope to put your own stamp on the place.

Access to Heen Place is from Rowlands Road where there are a range of amenities and an easy route into the town centre or to the station. Parking is a breeze with space for two cars on the forecourt with a further car in the garage, which would also be ideal as a workshop or storage space.





OWNER'S THOUGHTS

"This area of West Worthing is amazing as there is so much to enjoy in the 'West End' on Rowlands Road – some lovely new wine bars and eateries have opened and there is a beach sauna at the bottom of Heene Road which is open all year round. There is a fantastic sense of community too with lots of families moving to the area for good schools and the beach – we are sad to be leaving.

Good to Know:

Each year, more people seem to be making the move along the coast from Brighton to Worthing, and it's understandable why. These days you can't walk down the street without passing a cool new coffee shop or a shiny new art gallery, and there's plenty of antique emporiums and boutique shops to explore. You can go to the cinema for £3, the theatre for not much more, and Worthing Pier has returned to its former glory with its Art Deco Pavilion now housing two incredible restaurants and live music events – what's not to love? Free from swaggering stag and hen parties, these beaches are vast and fringed with palms... ..pop to one of three beach saunas, take a dip or grab a fresh coffee (or cocktail) from the beach front pop-up diners. The London (or Brighton) commute is a breeze with trains stopping at all three of Worthing's Stations, or you can hop on the 700 bus into Brighton with ease.

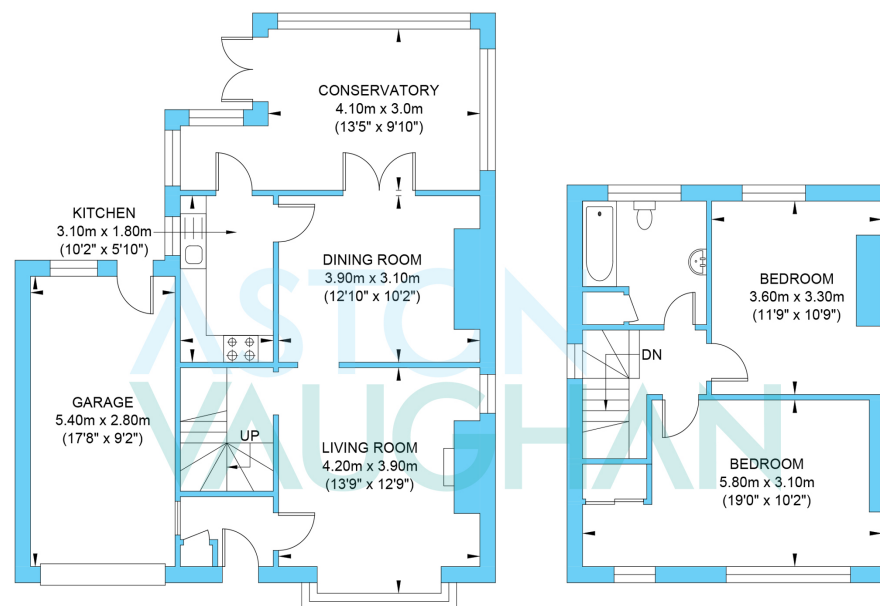
Education:

Primary: Heene Road Primary School, Sir Thomas Becket Infants and Junior Schools

Secondary: Worthing High, Davisons CE High School For Girls

Private: Lancing College, Our Lady of Sion

Heene Place



Ground Floor
Approximate Floor Area
768.97 sq ft
(71.44 sq m)

First Floor
Approximate Floor Area
424.52 sq ft
(39.44 sq m)

Approximate Gross Internal (Including Garage) Area = 110.88 sq m / 1193.49 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.