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Key Features

- Victorian family home in Worthing's sought-after Poets District
- Four bedrooms with versatile living space over two floors
- Bay-fronted living room with period detailing
- Formal dining room plus separate breakfast room
- Good-sized kitchen with garden access
- Generous rear garden for outdoor living
- Original period features throughout
- Close to seafront, town centre, schools, and amenities
- Excellent transport links via bus and nearby mainline stations
- Council Tax Band D | EPC Rating

We are delighted to offer this beautiful Victorian home in one of Worthing's most desirable districts. 170 Heene Road presents a rare opportunity to acquire a characterful family property close to the coast, town centre, mainline railway stations, and excellent local amenities. With versatile living spaces, four bedrooms, and a generous garden, the home is perfectly suited to a range of buyers seeking period charm in a prime location.

Located in the heart of Worthing's highly desirable and historically celebrated Poets District, this Victorian mid-terraced family home is a superb opportunity for those seeking period elegance, versatile living space, and a prime coastal location. Overflowing with original features and classic charm, this spacious property offers the perfect blend of heritage and comfort.

Accommodation

This charming Victorian home offers generous and flexible accommodation arranged over two floors, with layout options well suited to modern family living while still retaining the elegance of its original design.

The ground floor comprises a bay-fronted living room showcasing original period detailing, a formal dining room ideal for entertaining, and a separate breakfast room providing a comfortable everyday dining space. A good-sized kitchen completes the level and offers access to the rear garden.

To the first floor are four well-proportioned bedrooms, a family bathroom, and a separate WC, providing practical and versatile accommodation for a growing family.

Period features such as high ceilings, decorative mouldings, and original joinery enhance the character of the home throughout.

Location

Heene Road is one of Worthing's most sought-after addresses, well established for its attractive architecture and convenient positioning. The property is ideally situated within easy reach of highly regarded local schools, a variety of independent shops, cafés, and useful everyday amenities, as well as beautiful nearby parks and green spaces.

Excellent bus routes serve the area, while the seafront and beach are just a short walk away. Worthing town centre is also easily accessible on foot, offering a wide range of shopping, dining, and leisure facilities. In addition, two nearby mainline railway stations provide direct services to Brighton, London Victoria, and London Bridge.

This combination of seaside living and outstanding connectivity makes the area particularly popular with families and commuters.



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Floor Plan Heene Road



Total area: approx. 157.0 sq. metres (1690.2 sq. feet)



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (82 plus) A | | |
| (81-91) B | | | (61-81) B | | |
| (69-80) C | | | (49-60) C | | |
| (55-68) D | | | (35-48) D | | |
| (39-54) E | | | (20-34) E | | |
| (21-38) F | | | (11-19) F | | |
| (1-20) G | | | (1-10) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| | EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | |

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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