



**JAMES & JAMES**  
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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



4 Beccles Road

Heene, Worthing, BN11 4AJ

Offers over £900,000

Freehold Council Tax Band G



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Every so often, a property comes to market that truly embodies craftsmanship, style, and architectural vision. 4 Beccles Road is no exception. While it requires modernisation, this outstanding home presents an exciting opportunity to restore and enhance a residence of character in the highly sought-after Heene Conservation Area, a location renowned for its charm and sense of tranquillity.

This substantial home provides a wonderful retreat from the hustle and bustle of everyday life, yet remains conveniently close to the beach, town centre, and excellent transport links, making it ideal for those who value both serenity and accessibility. The property itself is filled with potential, boasting a large basement, a spacious loft currently arranged as a snooker room, a charming walled garden, and a generously sized garage, all of which contribute to its character and versatility.

A decorative entrance hall sets the tone for the space beyond. The ground floor offers an impressive L-shaped lounge and dining area, featuring a roller divide that allows for flexible living arrangements. A separate dining room provides additional space for entertaining, while the well-proportioned kitchen offers scope for modernisation and personalisation. A conveniently located ground floor WC completes this level.

Ascending to the first floor, you'll find four well-sized bedrooms. The master bedroom is particularly impressive, benefiting from both a dressing room and a private en suite. A spacious family bathroom serves the remaining bedrooms, providing ample space for a growing family or visiting guests.

This is a home brimming with opportunity, waiting for its next owners to breathe new life into its already impressive footprint.

Entrance porch

Entrance hall

Reception room  
12'10 x 12'4 (3.91m x 3.76m)





Living room  
22'10 x 13'10 (6.96m x 4.22m)

Dining room  
11'11 x 10'5 (3.63m x 3.18m)

Kitchen  
13'5 x 13'4 (4.09m x 4.06m)

Stairs to basement  
25'3 x 11'11 (7.70m x 3.63m)

Stairs to first floor

Bedroom two  
15'10 x 15'8 (4.83m x 4.78m)

Family bathroom

Master bedroom  
16'6 x 13'11 (5.03m x 4.24m)

En-suite bathroom

Dressing room

Bedroom four  
10'6 x 9'10 (3.20m x 3.00m)

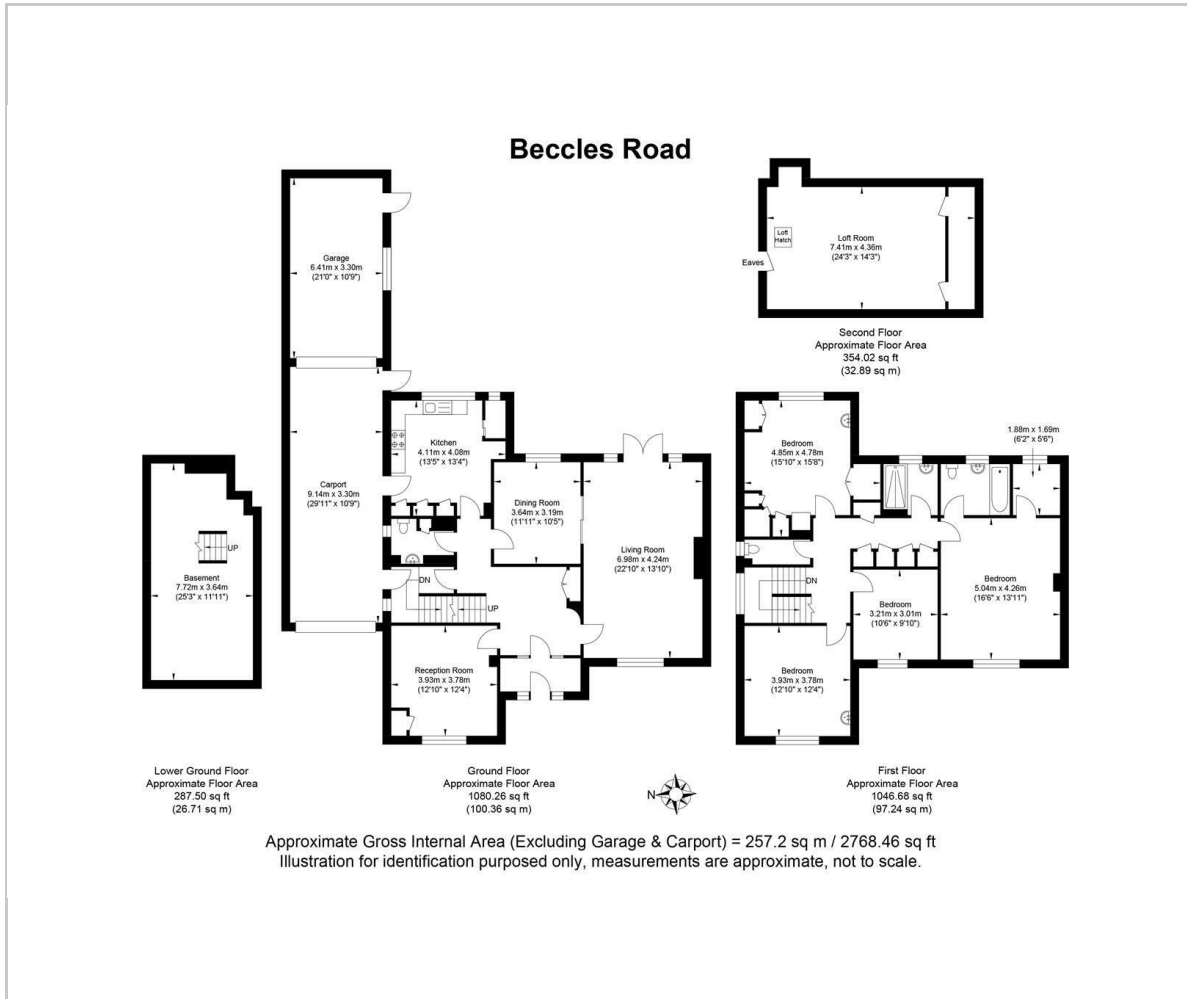
Bedroom three  
12'10 x 12'4 (3.91m x 3.76m)

Stairs to loft room (snooker room)  
24'3 x 14'3 (7.39m x 4.34m)

Garage  
21'0 x 10'9 (6.40m x 3.28m)

Carport  
29'11 x 10'9 (9.12m x 3.28m)

## Floor Plan



## Viewing

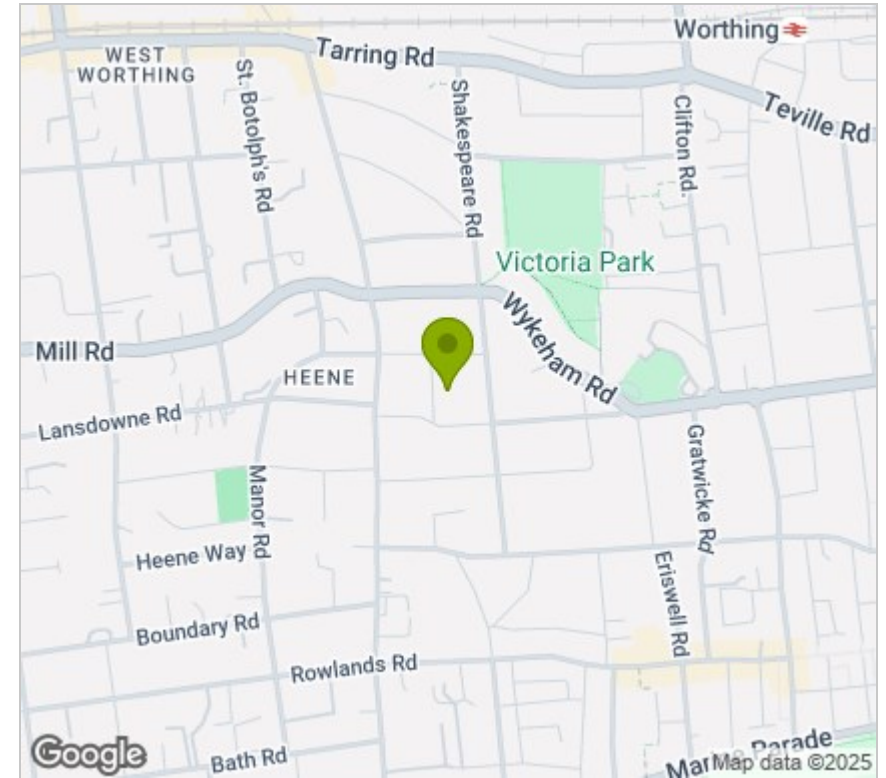
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

