



- DETACHED FAMILY HOME
- EXCELLENT PRESENTATION THROUGHOUT
- LOUNGE, DINING ROOM & STUDY
- GARAGE & OFF ROAD PARKING
- REFITTED KITCHEN AND BATHROOM
- FAVOURED OFFINGTON LOCATION



**Offington Avenue**  
Worthing BN14 9PE

**Guide Price £695,000**

A rare opportunity to acquire this imposing detached family residence situated in the highly sought after Offington area and being within a short distance of the local schools, amenities and transportation links. The property has seen many improvements and is presented to a very high standard. Accommodation comprises of a porch, large entrance hall, triple aspect lounge, kitchen breakfast room, dining room and cloakroom. To the first floor there is a galleried landing, three bedrooms, a study and a feature bath and shower room. The property also benefits from a garage, mature gardens and off road parking for several cars. Viewings are strongly advised to fully appreciate the quality and size of this property.

**Entrance Porch** 5' 1" x 2' 8" (1.55m x 0.81m)

**Entrance Hall** 13' 10" x 5' 10" (4.21m x 1.78m)

Multi pane glazed door. Double glazed window to the front. Under stairs storage cupboard. Single panel radiator.

**Lounge** 17' 8" x 12' 0" (5.38m x 3.65m)

Triple aspect room with a leaded light double glazed bay window to the front. Double opening, double glazed doors to the rear. Two double glazed windows to the side. Double panel radiator.

**Dining Room** 14' 0" x 12' 0" (4.26m x 3.65m)

Leaded light double glazed window to the front. Double opening, double glazed doors to the rear. Double panel radiator.

**Kitchen/Breakfast Room** 14' 10" x 14' 6" (4.52m x 4.42m)

Triple aspect room with double glazed windows to both sides and the rear. Double glazed door giving access to the rear garden. Worktops with an inset one and a half bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards and and glass fronted display cabinets with concealed lighting. Space for a double width Range cooker with extractor hood over. Integrated fridge, freezer and dishwasher. Space and plumbing for a washing machine. Breakfast bar. Double panel radiator. Inset ceiling spot lights.

**Cloakroom**

Double glazed window to the side. Low level WC. Wash hand basin.

**First Floor Landing** 10' 10"max x 10' 7"max (3.30m x 3.22m)

Gallery landing with a double glazed window to the side. Loft access.

**Bedroom 1** 13' 10" x 12' 0" (4.21m x 3.65m)

Triple aspect room with leaded light double glazed window to the front and additional double glazed windows to the side and rear. Two double fitted wardrobes and drawers. Two single panel radiators.

**Bedroom 2** 14' 0" x 10' 5" (4.26m x 3.17m)

Leaded light double glazed window to the front. Double glazed window to the rear. Single panel radiator.

**Bedroom 3** 8' 4" x 7' 5" (2.54m x 2.26m)

Leaded light double glazed window to the front. Double panel radiator.

**Study** 8' 6" x 4' 0" (2.59m x 1.22m)

Leaded light double glazed window to the side. Single panel radiator.

**Family Bathroom** 15' 0" x 8' 1"max (4.57m x 2.46m)

Double glazed windows to the side and rear. Roll top bath with central taps. Double width walk in shower. Pedestal wash hand basin. Low level WC with high level cistern. Two column radiators with heated towel rails. Airing cupboard. Inset ceiling spot lights.

**Garage**

Double opening doors.

**Rear Garden**

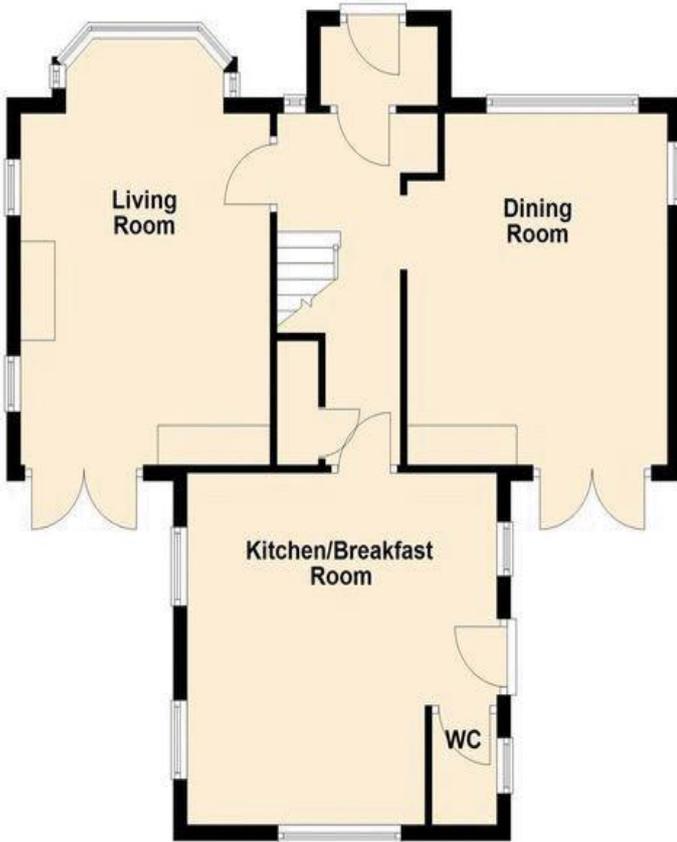
Paved patio areas. Lawn with mature trees and shrubs. Pond.

**Front garden**

Hardstanding proving off road parking for several cars. Area of lawn and mature bushes.

### Ground Floor

Approx. 65.9 sq. metres (709.1 sq. feet)



### First Floor

Approx. 62.8 sq. metres (676.5 sq. feet)



Total area: approx. 128.7 sq. metres (1385.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
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