

**Beautifully Presented Detached Family Home**

**Open Plan Kitchen / Breakfast Room**

**Downstairs W/C**

**Spacious Living & Dining Room**

**Four / Five Bedrooms**

**EPC RATING - C**

**Family Bathroom & Shower Room**

**Driveway with Ample Off Road Parking & Garage**

**Close to Local Shops, Schools, Parks, Bus Routes & Easy Access to both A27 & A24 Nearby**



## **Location & Description**

Robert Luff & Co are delighted to offer to market this well presented detached family home ideally situated in this favoured Offington location close to local shops, schools, parks, bus routes and easy access to both A27 & A24 nearby. Accommodation offers entrance hall, downstairs w/c, open plan kitchen / breakfast room, spacious living and dining room and further reception room / ground floor bedroom five. Upstairs are four good sized bedrooms, family bathroom and shower room. Other benefits include a large driveway providing ample off road parking, garage and a West facing rear garden with swimming pool.





## ACCOMMODATION

### Entrance Porch

Door leading into;

### Entrance Hall

Cloakroom, thermostat control, radiator.

### Downstairs W/C

Frosted window to rear, push flush w/c, slim line wash hand basin.

### Study / Bedroom Five 12' 9" x 12' 0" (3.88m x 3.65m)

Double glazed bay window to front aspect, radiator.

### Living Room 24' 4" x 17' 8" (7.41m x 5.38m)

Double glazed window to front and side aspect, feature fireplace, tv point, skimmed ceiling with spotlights, opening into;

### Dining Room / Bar Room 24' 0" x 20' 3" max (7.31m x 6.17m)

Double glazed window and doors over two sides, tiled bar with shelving below and electrics, space to dine, radiator, door into;

### Kitchen / Breakfast Room 23' 3" x 12' 7" (7.08m x 3.83m)

Double glazed window to rear overlooking the garden, matching range of wall and base units, stainless steel sink inset to worktop with mixer tap and drainer, integrated appliances including eye level oven and grill, four ring electric hob, dishwasher and fridge, breakfast bar, space to dine.

### Utility Room / Lean To

Further space for appliances including fridge freezer and tumble dryer, door access out to front.

*Stairs leading up to;*

### Landing

Double glazed stained window to side aspect, access to loft space, airing cupboard.

### Bathroom

Double glazed frosted window to side, Jucuzzi bath with mixer tap, push flush w/c, wash hand basin inset to storage, heated towel rail, tiled flooring.

### Bedroom Two 12' 8" x 13' 3" (3.86m x 4.04m)

Double glazed window to rear with radiator below, built in storage.

### En-Suite

Floor to ceiling tiles, walk in shower, pedestal wash hand basin, radiator.

### Bedroom Three 12' 1" x 11' 5" (3.68m x 3.48m)

Double glazed window to rear with radiator below, built in bedroom furniture.

### Bedroom Four 12' 1" x 10' 9" (3.68m x 3.27m)

Double glazed window to side with radiator below, TV point, door opening to eaves storage.

### Bedroom One 18' 4" into bay x 11' 9" (5.58m x 3.58m)

Double glazed window into bay, built in bedroom furniture, radiator to side, TV point.

### Garden

Raised decking stepping down to laid to lawn with shrubbery enclosure, half wall with gate enclosing swimming pool, summer house and shed which will all stay.

### Driveway

Off road parking to the front for multiple vehicles.

### Garage

Pitched roof with up and over door.







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## FLOORPLAN

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



### Agents Note

Potential buyers/tenants should be made aware that the measurements provided are for general guidance only and cannot be relied upon. We advise measurements are taken by you before ordering any carpets/furniture.

Whilst we try and make our property details fair, accurate and reliable they are only a general guide to the property and ask that if you have any questions regarding the property you contact us where we will be happy to answer but advise you to arrange a viewing for you to independently verify.