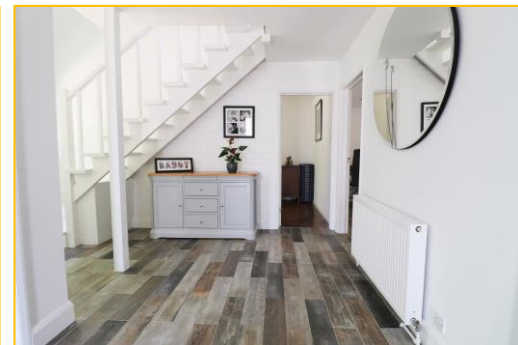




- **FOUR BEDROOM FAMILY HOME**
- **THREE RECEPTION ROOMS**
- **FEATURE KITCHEN BREAKFAST ROOM**
- **SELF CONTAINED ANNEX**
- **OFF ROAD PARKING FOR SEVERAL CARS**
- **EXCELLENT PRESENTATION THROUGHOUT**



Goodwood Road
Worthing BN13 2RU

Guide Price £600,000

A beautiful and contemporary detached family home situated in the desirable location of Offington and within close proximity to local shops, schools and transportation links. This property has been significantly improved throughout and the accommodation comprises an entrance hall, a stylish and modern 22ft kitchen/breakfast room, lounge, dining room, family room, four bedrooms and two bathrooms. Other benefits include gas fired central heating and double glazing. Externally is a landscaped front garden with off road parking and an enclosed rear garden. There is also a self contained annex to the side of the property. Early viewings are strongly advised to avoid any disappointment.

Entrance Hall

Entered via an extra wide front door. Additional double glazed door to the side giving access to the rear garden. Double glazed windows to the front and side. Double panel radiator.

Lounge 19' 1" x 11' 7" (5.81m x 3.53m)

Triple aspect room with a double opening double glazed door to the side and a double glazed door to the rear. Double glazed windows to both sides and the rear. Two double panel radiators.

Kitchen/Breakfast Room 22' 8" x 17' 9" (6.90m x 5.41m)

Double opening double glazed doors to the rear with an additional double glazed door to the side. Double glazed windows to the front and rear. Worktops with inset one and a half bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards. Five ring gas hob with a stainless steel extractor hood over. Fitted double oven. Integrated fridge freezer and dishwasher. Space and plumbing for a washing machine. Breakfast bar. Inset ceiling spot lights.

Family Room 12' 3" x 10' 10" (3.73m x 3.30m)

Set just to the side of the kitchen breakfast further adding to this open plan area. Multiple storage cupboards. Inset ceiling spot lights.

Dining Room / Study Area 13' 10" x 8' 6" (4.21m x 2.59m)

Double glazed window to the side. Double panel radiator. This is a through room to the lounge.

Ground Floor Bedroom 4 12' 2" x 10' 10" (3.71m x 3.30m)

Double glazed window to the front. Double panel radiator.

Ground Floor Shower Room 5' 8" x 5' 7" (1.73m x 1.70m)

Double glazed window to the front. Glazed corner shower cubicle with wall mounted controls. Low level WC. Wash hand basin with vanity cupboard below. Heated towel rail.

First Floor Landing

Loft access.

Bedroom 1 11' 7" x 11' 4" (3.53m x 3.45m)

Double glazed window to the side. Double fitted wardrobe. Double panel radiator.

Bedroom 2 14' 7" to wardrobe front x 9' 5" (4.44m x 2.87m)

Double aspect room with double glazed windows to the front and side. Triple fitted wardrobe with additional eaves storage space. Double panel radiator.

Bedroom 3 13' 6" max x 8' 6" (4.11m x 2.59m)

Double glazed window to the side. Double panel radiator.

Family Bathroom 12' 3" x 7' 2" (3.73m x 2.18m)

Tiled room with a double glazed window to the side. Double width walk in shower with wall mounted controls. Tile enclosed bath. Low level WC. Double width wash hand basin with drawers below. Vertical radiator. Inset ceiling spot lights.

Annex - From Garage Conversion

Lounge / Kitchenette 21' 0" x 8' 7" (6.40m x 2.61m)

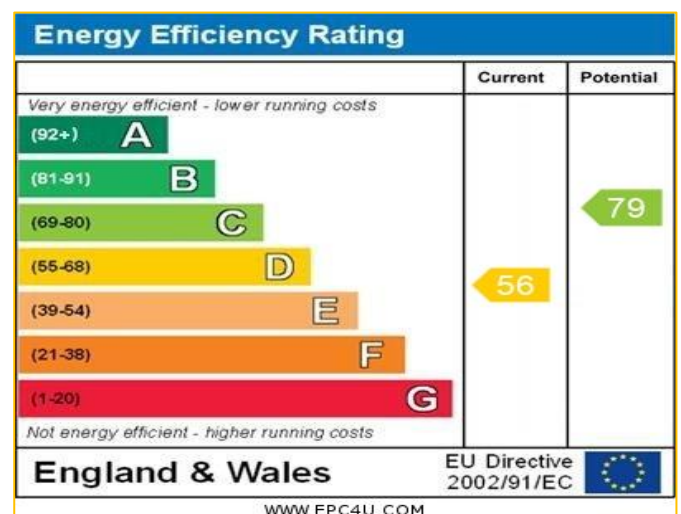
Shower Room

Front Garden

Landscaped with an area of lawn. Off road parking for several cars.

Rear Garden

Enclosed with hardstanding to the side of the property. Area of lawn.





traditional values modern thinking