



64 Poulters Lane

Offington, Worthing, BN14 7SZ

Asking price £800,000

Freehold Council Tax Band G



An exceptional opportunity to acquire this substantial and attractive family home, offering over 3,000 sq ft of versatile living space. Situated in a sought-after location on the Offington borders, this property presents excellent potential for annex accommodation and further extensions (subject to necessary consents).

The inviting entrance hall, featuring a charming porthole window, leads to a cloakroom and opens into a spacious, double-aspect L-shaped living room. This area enjoys an abundance of natural light, with bi-fold doors providing seamless access to the rear garden. Additionally, the ground floor offers a double-aspect dining room, a versatile TV/playroom with garden access, an office, and a secondary front door that allows part of the property to function as annex accommodation.

The recently refitted L-shaped kitchen/breakfast room is a standout feature, boasting granite worktops, a breakfast bar, a comprehensive range of units, integrated appliances, and a utility cupboard. Its double-aspect design ensures a light and airy space, with a door leading directly to the rear garden.

Upstairs, the spacious landing leads to the double-aspect master bedroom, complete with a dressing room and a beautifully refitted ensuite bathroom. Four additional well-proportioned bedrooms are serviced by a modern family bathroom/WC.

The front of the property is enclosed by an attractive flint boundary wall and features a private driveway providing ample off-road parking and access to a garage with an electronically operated roller door. The rear garden is predominantly laid to lawn, with established borders, a patio area, and a variety of mature trees and shrubs, offering a high degree of privacy.

This home is situated in the highly desirable Offington area, within the catchment of Vale School and close to local shopping facilities at Thomas A Becket and Broadwater Street West. Worthing

### Spacious entrance hall







Double aspect L shaped  
lounge/family room  
13'7 x 11'6 (4.14m x 3.51m)

Dining room  
17'10 x 10'10 (5.44m x 3.30m)

Play room/annex  
14'3 x 11'11 (4.34m x 3.63m)

Study

Kitchen/breakfast room  
19'0 x 17'10 (5.79m x 5.44m)

Ground floor W.C.

Master bedroom with en-suite  
23'3 x 10'9 (7.09m x 3.28m)

Dressing room  
10'10 x 8'9 (3.30m x 2.67m)

Bedroom two  
12'5 x 10'10 (3.78m x 3.30m)

Juliette balcony

Bedroom three  
12'10 x 11'3 (3.91m x 3.43m)

Bedroom four  
10'10 x 9'4 (3.30m x 2.84m)

Bedroom five  
10'10 x 6'4 (3.30m x 1.93m)

Family bathroom

Off road parking

Garage

Feature rear garden





Floor Plan



Viewing

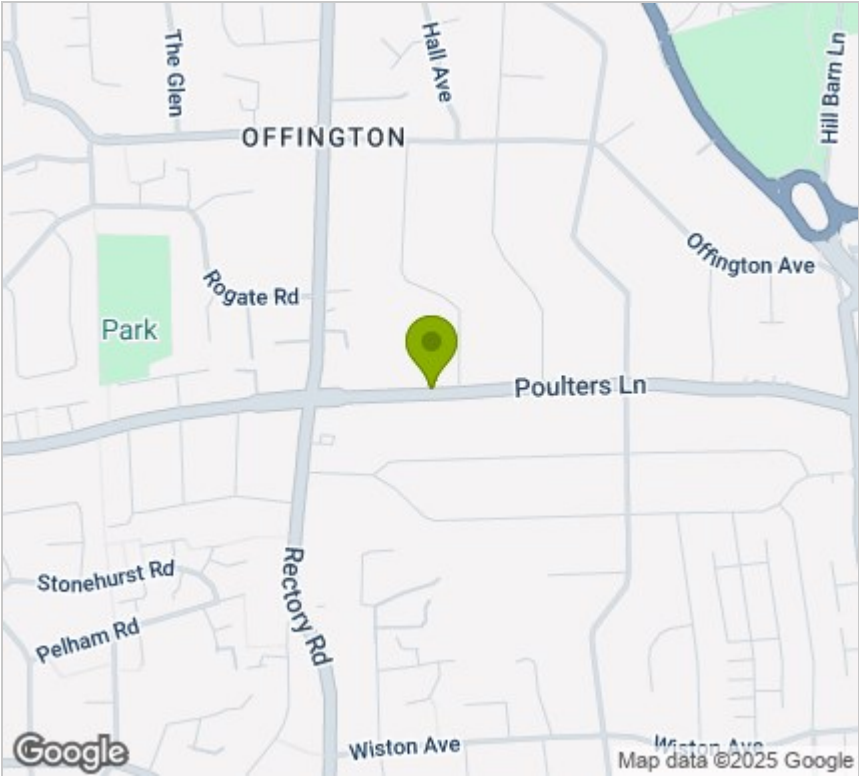
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Area Map



Energy Efficiency Graph

