



4 Poulters Lane, Offington, Worthing, BN14 7SP
Guide Price £700,000

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An extended, spacious and immaculate four bedroom detached chalet residence located within the Offington catchment area. The property offers open plan and versatile accommodation consisting of a covered storm porch, reception hall, lounge, dining room, kitchen, breakfast room, study, ground floor bedroom with dressing room, ground floor bathroom/w.c, first floor galleried landing, three first floor double bedrooms, first floor bathroom/w.c, in and out driveway, garage, rear garden and garden cabin.

- Spacious & Extended Detached Home
- Versatile Accommodation
- Four Double Bedrooms
- Two Bathrooms
- Feature Open Plan Living
- Four Reception Areas
- Large Garden With Cabin
- Viewing Essential



Covered Porch

With outside lights and composite front door to the reception hall.

Reception Hall

6.22m max x 5.23m max (20'5 max x 17'2 max)

Dual aspect via two South facing obscure glass double glazed windows and West aspect leaded light double glazed window. Two radiators. Two wall light points. Central heating programmer. Levelled ceiling with spotlights. Staircase to first floor landing.

Lounge

5.97m x 5.33m (19'7 x 17'6)

Dual aspect via two West aspect obscure glass double glazed windows and South aspect leaded light double glazed window. Part wood architrave walls. Radiator. Four wall light points. Levelled ceiling with two ceiling light points. Opening to dining room

Dining Room

3.28m x 3.10m (10'9 x 10'2)

Dual aspect via a West aspect obscure glass double glazed window and North aspect leaded light double glazed windows and French doors to the rear garden. Radiator. Levelled ceiling. Opening to breakfast room.

Breakfast Room

3.33m x 2.69m (10'11 x 8'10)

North aspect leaded light double glazed windows and French doors to the rear garden. Tile effect vinyl flooring. Levelled ceiling. Opening to kitchen.

Kitchen

5.64m x 3.53m (18'6 x 11'7)

Fitted suite comprising of a circular single drainer sink unit with mixer taps and storage cupboards below. Areas of work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Matching Island with fitted breakfast bar and additional cupboard and drawers. Inset four ring halogen hob having extractor hood over and fitted oven and grill below. Space for washing machine and dishwasher. Integrated upright fridge. Part tiled walls. Radiator. Cupboard housing the homes wall mounted central heating boiler. Dimmer switch. Tile effect vinyl flooring. Levelled and cornice ceiling. Two East and one North aspect leaded light double glazed windows. Door to rear garden.

Ground Floor Bedroom One

3.68m x 3.28m (12'1 x 10'9)

East aspect leaded light double glazed window. Radiator. Levelled and coved ceiling with ceiling rose. Opening to dressing room.

Dressing Room

1.88m x 1.85m (6'2 x 6'1)

South aspect leaded light double glazed window. Fitted double wardrobe. Levelled ceiling.

Study

2.46m x 1.78m (8'1 x 5'10)

South aspect leaded light double glazed window. Levelled ceiling.

Ground Floor Bathroom

3.30m x 2.36m (10'10 x 7'9)

Fitted suite comprising of a panelled bath with mixer taps and with shower attachment, shower head and shower screen over. Wall mounted wash hand basin with mixer tap and drawer below. Concealed push button w.c. Two chrome ladder design radiators. Tiled flooring. Part tiled walls. Levelled ceiling with spotlights. Two obscure glass double glazed windows.

First Floor Landing

7.26m max x 5.61m max (23'10 max x 18'5 max)

Galleried design and split level. South and East aspect leaded light double glazed windows. Radiator. Two wall light points. Levelled ceiling with spotlights. Eaves storage cupboards. Doors to all first floor rooms.

Bedroom Two

3.99m x 3.91m (13'1 x 12'10)

North aspect via leaded light double glazed windows. Radiator. Eaves storage cupboard. Levelled ceiling with spotlights.

Bedroom Three

3.94m x 3.68m (12'11 x 12'1)

Dual aspect via a West facing double glazed window and North facing leaded light double glazed window. Radiator. Levelled ceiling with spotlights.

Bedroom Four

3.73m max x 3.07m max (12'3 max x 10'1 max)

Dual aspect via a West aspect double glazed window and South aspect velux. Radiator. Levelled ceiling with spotlights.

Bathroom/W.C

2.44m x 1.91m (8'0 x 6'3)

Fitted suite comprising of a panelled bath having mixer taps with shower attachment. Wash hand basin with mixer taps and storage cupboard below. Push button w.c. Chrome ladder design radiator. Part tiled walls. Electric shaver point. Tiled flooring. Extractor fan. Levelled ceiling with spotlights.

OUTSIDE

In & Out Driveway

Providing off street parking for several vehicles. Outside lighting. Raised flower bed. External power sockets. Electric car charging point.

Rear Garden

A further feature of the home in size and seclusion. The first area of garden is laid to wood decking to the rear and width of the home, offering ample space for garden table and chairs. The majority of garden is laid to lawn. Additional wood decked seating area set under a pergola. Timber WORKSHOP accessed via double doors, with power and light and under a pitched roof. To the side of the home is a paved courtyard area with outside water tap, picket fence and gate to rear garden.

Garden Cabin

Timber construction. Pitched roof. Power and light. Outside lights.

Garage

Accessed via and up and over door. Pitched roof. Window. Door to rear garden.

Council Tax

Council Tax Band E



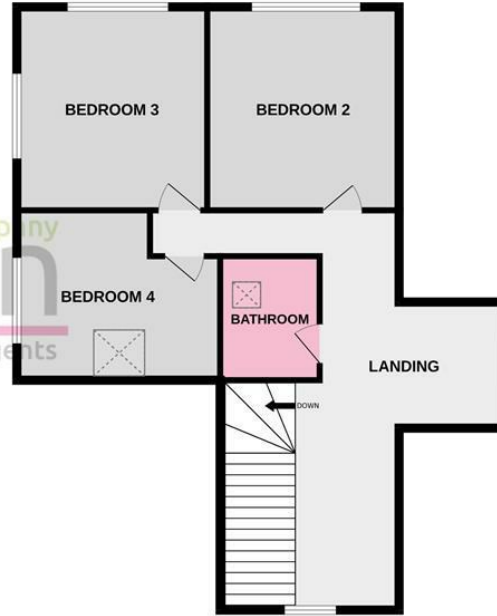




GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 81 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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