



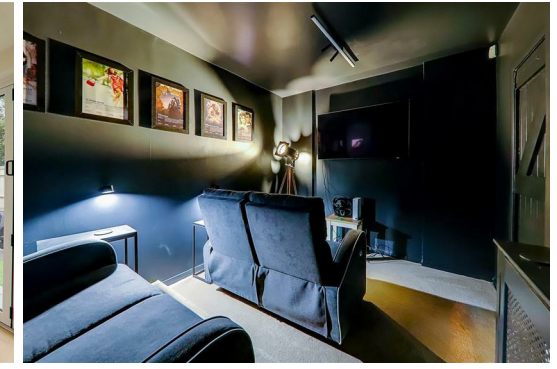
116 Offington Avenue, Offington, Worthing, BN14 9PR  
Guide Price £800,000

and company  
**bacon**  
*bespoke*



An impressive, spacious and exceptionally well presented four double bedroom detached family house located within the sought after catchment area of Offington. The accommodation consists of a covered porch, reception hall, lounge with feature inglenook fireplace, cinema room, office, feature open plan kitchen/dining room, utility room, ground floor cloakroom, first floor landing, principle bedroom with spacious en-suite, three further double bedrooms, family bathroom/w.c, loft, two private driveways, garage, front, side and rear gardens.

- Impressive Detached Residence
- Offington Catchment Area
- Four Double Bedrooms
- Open Plan Kitchen/Dining Room
- Cinema Room and Office
- Bathroom and En-Suite
- Ground Floor Cloakroom
- Spacious Accommodation



### Covered Porch

Paved. Outside courtesy light. Part glazed wooden front door to the reception hall.

### Reception Hall

3.10m x 2.82m (10'2 x 9'3)

South aspect via a leaded light double glazed window. Radiator. NEST heating control thermostat. Harvey Maria wood effect LVT flooring. Levelled ceiling. Staircase to first floor landing with an understairs cupboard. Doors to lounge, kitchen/dining room and cloakroom.

### Lounge

6.71m x 5.54m max (22'0 x 18'2 max)

South aspect via a leaded light double glazed bay window with fitted wooden shutters. Feature working Inglenook fireplace with a full room width hearth, brick surround and wooden mantle over. Two radiators. Large storage cupboard. Dimmer switch. Levelled and beamed ceiling. North aspect double glazed French doors. NB: Under the current carpeting is wood parquet flooring.

### Cinema Room

3.45m x 2.62m (11'4 x 8'7)

Radiator in decorative casing. Two fitted double cinema style seats. Two wall light points. Levelled ceiling. Two spotlights. Sliding door to office.

### Office

2.69m x 2.36m into bay (8'10 x 7'9 into bay)

South and West aspect leaded light double glazed bay window. Levelled ceiling with striplight.

### Kitchen/Dining Room

6.83m x 5.03m (22'5 x 16'6)

Feature re-fitted suite in 2021 comprising of a one and a half bowl single drainer sink unit having mixer taps and storage cupboard below. Areas of Quartz work surfaces offering additional cupboards and drawers under. Inset five ring induction hob. Fitted 'Neff' combination oven (oven, grill and microwave) and a secondary 'Neff' oven and grill. Integrated 'Bosch' dishwasher. Integrated fridge and freezer. Floor to ceiling matching pantry design cupboards. Matching island with Quartz worktop, three ceiling lights above, breakfast bar area and pull out drawers below. Harvey Maria wood effect LVT flooring with under floor heating. Area laid to tile effect LVT flooring with space for dining table and chairs. Central heating programmer. Dimmer switch. Secret door to utility room. Levelled ceiling with spotlights and roof skylight. East and North aspect leaded light double glazed windows. East and West facing double glazed bi-folding doors to side and rear garden.

### Utility Room

2.95m x 1.47m (9'8 x 4'10)

Quartz work surface with inset circular sink with mixer taps, storage cupboard and space for washing machine and tumble dryer below. Harvey Maria wood effect LVT flooring. Extractor fan. Levelled ceiling with spotlights. West aspect double glazed window.

### Ground Floor Cloakroom

1.85m x 0.94m (6'1 x 3'1)

Concealed push button w.c. Wall mounted wash hand basin with tiled splashback, mixer tap and storage cupboard below. Radiator. Harvey Maria wood effect LVT flooring. Levelled ceiling. Obscure glass leaded light double glazed window.

### First Floor Landing

South aspect leaded light double glazed window. Built in double airing cupboard with slatted shelving. Levelled ceiling with access to loft space via a pull down ladder. Loft area is majority boarded and has power and light. It also houses the homes central heating boiler. Doors to all bedrooms and family bathroom/w.c.

### Bedroom One

4.55m x 3.51m (14'11 x 11'6)

South aspect via leaded light double glazed windows. Fitted mirror fronted bedroom wardrobes. Radiator. Built in double storage cupboard. Levelled ceiling.

### En-Suite Bathroom/W.C

4.55m x 2.67m (14'11 x 8'9)

Feature suite comprising of a tiled panelled bath with mixer taps, twin hand grips and shower attachment. Step in shower cubicle with shower unit and tiled surround. Twin wall mounted wash hand basins each with mixer tap. Bidet with mixer taps. Concealed push button w.c. Radiator. Heated towel rail. Three wall light points. Electric shaver point. Wood effect flooring. Extractor fan. Part tiled walls. Levelled ceiling with spotlights. Lighting dimmer switches on wall as you enter en-suite. Obscure glass leaded light double glazed window.

### Bedroom Two

3.86m x 3.12m (12'8 x 10'3)

South aspect via a leaded light double glazed bay window. Radiator. Picture rail. Levelled ceiling. Dimmer switch.

### Bedroom Three

3.71m x 3.02m (12'2 x 9'11)

Dual aspect via South and East facing leaded light double glazed windows. Built in wardrobe. Radiator. Picture rail. Levelled ceiling.

### Bedroom Four

3.66m x 3.07m (12'0 x 10'1)

East aspect leaded light double glazed windows. Built in wardrobe. Radiator. Picture rail. Dimmer switch. Levelled ceiling.

### Bathroom/W.C

2.57m x 1.91m (8'5 x 6'3)

Re-fitted suite comprising of a panelled bath with mixer taps and having shower attachment, shower head and shower screen over. Wash hand basin with mixer taps, tiled splashback and storage cupboard below. Push button w.c. Ladder design radiator. Part tiled walls. Wood effect LVT flooring. Levelled ceiling. Two obscure glass double glazed windows.

### OUTSIDE

#### Front Garden

South facing with the majority of area being laid to lawn with flower and shrub border. Flint front wall. Shingle pathway linking both driveways.

#### Side Garden

Capturing the morning sun with the majority of area being laid to artificial lawn. Outdoor porcelain tiles with space for garden table and chairs. Separate composite patio area with further space for garden furniture. External power sockets. Outside water tap. Outside lights. Double glazed French doors to garage. Wooden gate to rear garden.

#### Rear Garden

11.28m x 7.01m (37'0 x 23'0)

North aspect but capturing the afternoon sun from the West. The majority of area is laid to outdoor porcelain tiles or artificial lawn with a composite patio area providing space for garden table and chairs. Outside lighting. Raised flower and shrub beds.

#### Private Driveways

Two separate private driveways, both providing off street parking and one also leading to the homes garages. Side wooden gate to rear garden. Outside power and water tap. EV charger to the West side of the house

#### Garage

4.67m x 2.44m (15'4 x 8'0)

Accessed via an up and over door. Power and light. Double glazed French doors to the side garden.

#### Council Tax

Council Tax Band F







GROUND FLOOR

1ST FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	65
(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	

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.

