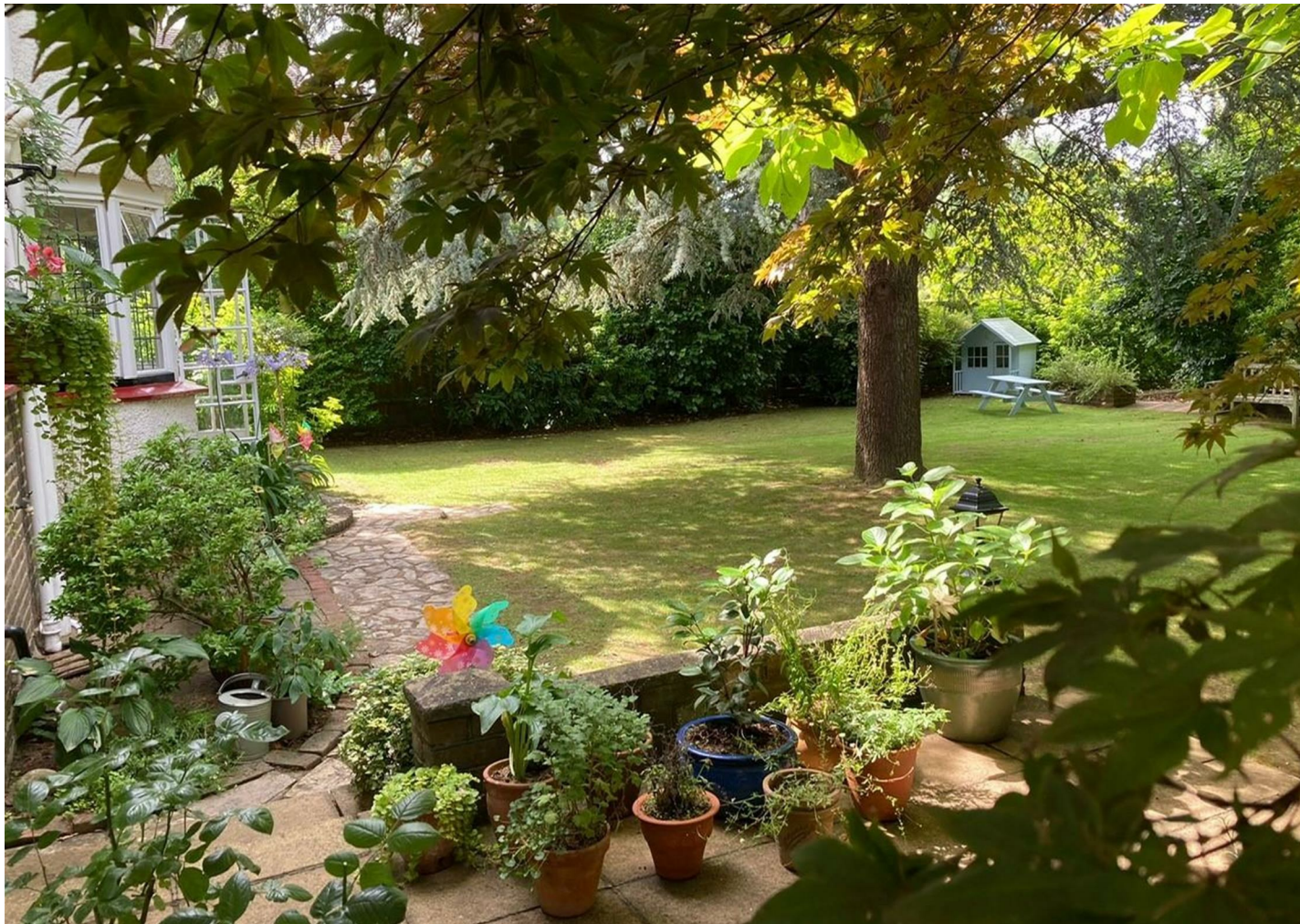




3 Offington Gardens, Offington, Worthing, BN14 9AT
Guide Price £950,000

and company
bacon
bespoke



We are delighted to bring to the market this five double bedroom and four reception room detached 1920's family residence, within both a highly sought after road and catchment area. The accommodation consists of an enclosed entrance porch, reception hall, lounge, family room, dining room, kitchen/breakfast room/snug, ground floor cloakroom, first floor landing, principle bedroom with en-suite, three further first floor bedrooms and family bathroom/w.c, sauna, second floor bedroom five, private driveway, garage, mature front and rear gardens.

- Detached Family Home
- Five Double Bedrooms
- Four Reception Areas
- Secluded West Rear Garden
- Favoured Offington Catchment
- Sought After Road
- Spacious Accommodation
- Viewing Recommended



Enclosed Entrance Porch

3.86m x 0.97m (12'8 x 3'2)

Accessed via glazed French doors. East, North and South aspect single glazed windows. Inner door to reception hall.

Reception Hall

4.19m x 3.96m (13'9 x 13'0)

East aspect via leaded light single glazed bay window. Radiator. Central heating thermostat. Picture rail. Levelled ceiling. Staircase to first floor landing with an understairs storage cupboard.

Lounge

5.41m into bay x 4.65m (17'9 into bay x 15'3)

East aspect via a leaded light double glazed bay window. Fireplace with raised tiled hearth, tiled inset, wooden surround and mantle over. Radiator. Dado rail. Four wall light points. Cornice ceiling with ceiling rose. Door to family room.

Family Room

5.49m x 4.04m (18'0 x 13'3)

Triple aspect via East, West and South facing windows. Sunken hot tub (not in use). Tiled flooring. Electric heater. Two wall light points. Dimmer switch. Wood panelled ceiling with spotlights and ceiling fan.

Study

2.90m x 1.55m (9'6 x 5'1)

Fitted shelving. Window.

Dining Room

5.31m into bay x 4.60m (17'5 into bay x 15'1)

West aspect via single glazed windows and French doors to the rear garden. Internal window to family room. Fireplace with raised tiled hearth, surround and mantle over. Radiator. Stripped and painted floorboards. Dimmer switch. Picture rail. Levelled ceiling with spotlights.

Kitchen/Breakfast Room/Snug

5.97m max x 4.19m max (19'7 max x 13'9 max)

Fitted suite comprising of a single drainer sink unit with mixer taps and having storage cupboard and integrated dishwasher below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Four ring hob with extractor hood over. Fitted oven and grill. Integrated fridge/freezer. Part tiled walls. Fitted breakfast bar area. Central heating programmer. Wood laminate flooring. Kickboard heater. West aspect leaded light double glazed window. Levelled ceiling.

Snug Area

West aspect double glazed sliding doors to the rear garden. Radiator. Wood laminate flooring. Levelled and vaulted ceiling. Internal door to garage.

Ground Floor Cloakroom

1.75m x 0.84m (5'9 x 2'9)

Push button w.c. Wall mounted wash hand basin. Radiator. Fully tiled walls. Wood panelled ceiling. Double glazed window.

First Floor Landing

Radiator. Picture rail. Levelled ceiling. Staircase to second floor. Doors to all first floor bedrooms.

Bedroom One

5.33m into bay x 4.42m (17'6 into bay x 14'6)

East aspect via a leaded light double glazed bay window. Three fitted double wardrobes with matching chest of drawers, window seat/storage cupboards and bedside cabinet. Radiator. Dimmer switch. Levelled ceiling with spotlights.

En-Suite Shower Room

2.46m x 1.32m (8'1 x 4'4)

Fitted suite comprising of a step in shower cubicle with shower unit and tiled surround. Pedestal wash hand basin. Fully tiled walls. Radiator/heated towel rail. Wood panelled ceiling with spotlights and extractor fan. Leaded light double glazed window.

Bedroom Two

5.33m into bay x 4.57m max (17'6 into bay x 15'0 max)

Dual aspect via a South facing leaded light double glazed window and matching West facing bay window. Fitted double wardrobe. Wash hand basin with storage cupboard below. Radiator. Picture rail. Levelled ceiling.

Bedroom Three

4.19m x 2.87m (13'9 x 9'5)

East aspect leaded light double glazed windows. Alcove housing a wash hand basin with tiled splashback and storage cupboard below. Radiator. Dimmer switch. Picture rail. Levelled ceiling.

Bedroom Four

3.96m x 3.18m (13'0 x 10'5)

West aspect via leaded light single glazed windows. Radiator. Picture rail. Levelled ceiling.

Family Bathroom

3.56m x 2.03m (11'8 x 6'8)

Fitted suite comprising of a sunken bath having hand grip and mixer taps with shower attachment. Step in shower cubicle with shower unit and tiled surround, Pedestal wash hand basin. Low level w.c. Ladder design radiator. Fully tiled walls. Wood panelled ceiling with spotlights and extractor fan. Two obscure glass leaded light single glazed windows.

Sauna

2.59m x 1.37m (8'6 x 4'6)

Second Floor

Bedroom Five

6.10m x 5.66m (20'0 x 18'7)

Triple aspect via East, South and two West facing velux windows, all with fitted blackout blinds. Wash hand basin within vanity unit. Radiator. Eaves storage cupboards. Wood laminate flooring. Levelled and sloping ceiling with spotlights.

OUTSIDE

Front Garden

Laid to lawn with flower and shrub borders.

Rear Garden

West aspect and truly a further feature of the home. The first area of garden is paved patio providing space for garden table and chairs with a paved pathway along the rear of the home having a flower border to side. The majority of garden is then laid to lawn with various established trees and bushes which give the garden a great deal of seclusion and a secret garden feeling. Outside lights and water tap. Timber storage shed.

Private Driveway

Providing off street parking and leading to the homes garage. Gate providing side access to rear garden.

Adjoining Garage

5.23m x 2.90m (17'2 x 9'6)

Accessed via an up and over door. Power and light. Central heating boiler. Internal door to snug/kitchen.

Council Tax

Council Tax Band G









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		70
(55-68) D	53	
(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.

