



1 Warren Gardens, Offington, Worthing, BN14 9PL  
Guide Price £650,000

and company  
**bacon**  
Estate and letting agents



This four bedroom detached bungalow offers both spacious and versatile accommodation forming part of a secluded cul-de-sac in the sought after catchment area of Offington. Not only does the home offer great sized accommodation throughout but also has extensive grounds to the front and rear offering scope for further extension and ample off street parking. Benefits include the home having double glazed windows, gas central heating, fitted kitchen, re-fitted shower room and separate re-fitted bathroom, secluded and large rear garden and in our opinion internal viewing is essential to fully appreciate the overall size and location of this residence.

- Extended Detached Bungalow
- Four Bedrooms
- Two Bathrooms
- Cul-De-Sac Position
- Larger Than Average Plot
- Spacious Accommodation
- Owned Solar Panels
- Sought After Catchment Area



### Enclosed Entrance Porch

Accessed via South aspect double glazed French doors with matching windows to either side. East aspect obscure glass double glazed window. Tiled flooring. Inner door to reception hall.

### Reception Hall

Built in storage cupboard. Levelled and coved ceiling with spotlights and access to loft space.

### Lounge / Dining Room

7.14 max x 6.40 max (23'5" max x 21'0" max)  
NB: Room narrows in width to 11'3 in dining area. Triple aspect room via East, North and South facing double glazed windows. Three radiators. Two wall light points. Levelled and coved ceiling with three ceiling light points, each with ceiling rose.

### Garden Room

6.35m x 2.84m (20'10 x 9'4)  
Dual aspect via North and West facing double glazed windows. Pitched polycarbonate roof. Three wall light points. Double glazed door to hot tub area. Double glazed door to rear garden.

### Kitchen

4.85 x 2.92 (15'11" x 9'7")  
Fitted suite comprising of a one and a half bowl single drainer sink unit having mixer taps and storage cupboard below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Space for range cooker with extractor hood over. Space for washing machine, tumble dryer and further appliances. Integrated fridge/freezer. Part tiled walls. Wood laminate flooring. Radiator.

Levelled and coved ceiling with spotlights. North aspect double glazed window and door to rear garden.

### Bedroom One

4.14 x 3.18 (13'7" x 10'5")  
South aspect via a double glazed bay window. Radiator. Picture rail.

### Bedroom Two

3.53m x 2.74m (11'7 x 9'0)  
South aspect via double glazed windows. Radiator. Wood laminate flooring. Levelled and coved ceiling.

### En-Suite

2.57m x 1.35m (8'5 x 4'5)  
Fitted suite comprising of a step in shower cubicle with shower unit and tiled surround. Push button w.c. Pedestal wash hand basin with mixer taps. Ladder design radiator. Tiled flooring. Tiled walls. Levelled ceiling with spotlights and extractor fan. Obscure glass double glazed window.

### Bedroom Three

3.20m x 2.79m (10'6" x 9'2")  
West aspect via double glazed windows. Radiator. Wood laminate flooring. Levelled ceiling.

### Bedroom Four / Office

2.92 x 2.44 (9'7" x 8'0")  
West aspect via double glazed windows. Radiator. Levelled and coved ceiling.

### Shower Room/W.C

2.16m x 1.65m (7'1" x 5'5")  
Re-fitted suite in 2023 comprising of a step in

shower cubicle with shower unit and shower head. Wash hand basin with mixer taps and storage cupboard below. Concealed push button w.c. Additional matching storage units. Tall panel radiator. Part tiled walls. Levelled ceiling with spotlights and extractor fan. Two obscure glass double glazed windows

### OUTSIDE

#### Private Driveway

Long private driveway providing off street parking for several vehicles with also parking spaces to the front of the plot.

#### Front Garden

Laid to lawn with a flower and shrub border.

#### Rear Garden

A further feature of the home due to its size and seclusion. The first area garden is laid to wood decking and accessed via the kitchen or garden room. Space for bistro table and chairs. Steps down to majority of garden areas being laid to lawn. Pathways to three separate timber storage sheds. Raised ornamental fish pond with running water and set under a pergola.

#### Council Tax

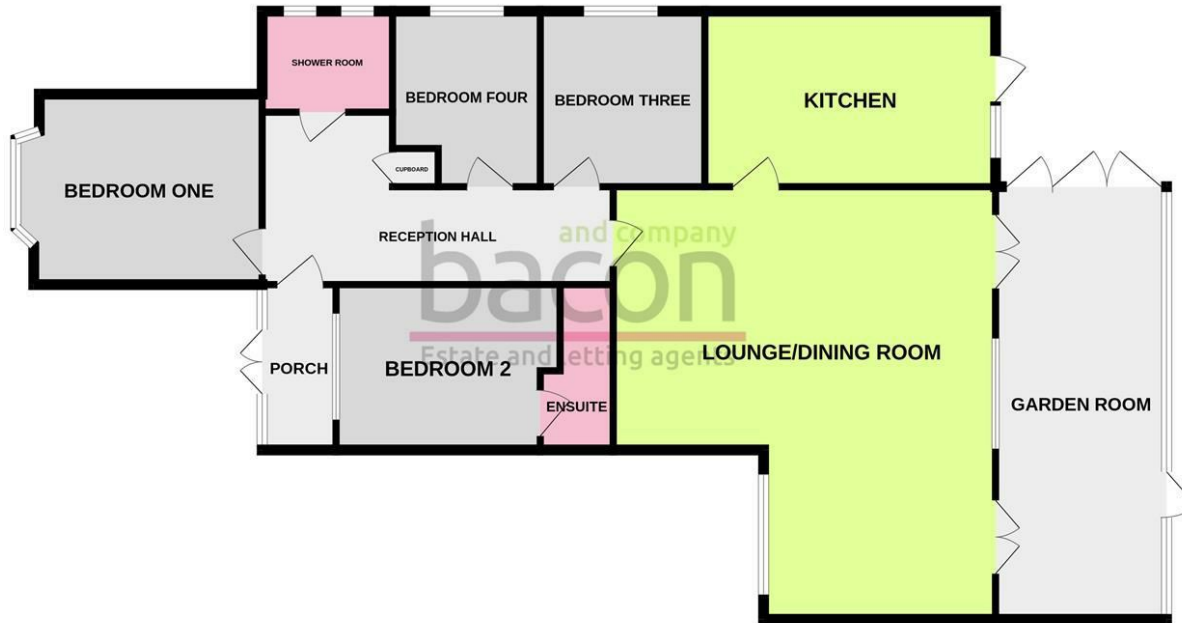
Council Tax Band E







GROUND FLOOR



FOR LAYOUT PURPOSES ONLY

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>	92	97
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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.

