



10 Hillside Avenue, Offington, Worthing, BN14 9QR

Price £850,000

and company
bacon
Estate and letting agents



A substantial, spacious, five bedroom detached family home on a popular private road set at the foot of the South Downs. Nearby access to downland walks and to Broadwater with its comprehensive shopping facilities and restaurants. The accommodation consists of a covered porch, entrance hall, lounge, dining room, kitchen/breakfast room with fitted appliances, utility room, ground floor cloakroom, five good sized bedrooms, en-suite shower room/w.c to the main bedroom and a family bathroom. To the front is a garden, integral garage and off-road parking for two cars. To the rear is a broad split-level patio and an attractive, south-facing garden. **Viewing is highly recommended**

- Sought After Private Road
- Five Bedrooms
- Ground Floor Cloakroom
- Lounge And Separate Dining Room
- Kitchen/Breakfast Rm With Fitted Appliances
- Bathroom and En Suite
- Private and Attractive Southerly Aspect Gardens
- Integral Garage and Private Driveway



Entrance Hall

Accessed via a part glazed wooden front door. Karndean flooring throughout. Radiator. Coved ceiling. Staircase to first floor landing with an understairs storage cupboard

Lounge

7.09m x 3.73m (23'3 x 12'3)

Feature wood flooring. Open fireplace with surround. Two radiators, Double glazed double aspect window with patio doors to raised patio and garden.

Dining Room

5.33m x 3.73m (17'6 x 12'3)

Double glazed bay window to front. Radiator. Coved ceiling.

Kitchen/Breakfast Room

5.87m x 4.83m narr 3.05m (19'3 x 15'10 narr 10'0)

L shaped room. Range of worktop surfaces with peninsula providing a breakfast bar incorporating an inset sink unit and five ring hob with extractor and canopy over. Range of matching wall cupboards with two spilt level ovens. Integrated tall standing fridge and freezer, dishwasher and bins. Two tall standing radiators. Space used for sofa. Karndean flooring. Levelled ceiling with inset lighting. Double glazed window and French doors to and overlooking the rear garden.

Utility Room

2.97m x 2.13m (9'9 x 7'0)

Range of worktop surfaces with cupboards under incorporating a single drainer sink unit. Matching wall cupboards. Wall mounted gas boiler. Space for washing machine. Radiator. Double glazed door to side access.

Ground Floor Cloakroom

Low level flush WC. Wash hand basin with cupboards under. Karndean flooring. Heated towel rail. Double glazed window.

First Floor Landing

Feature double glazed arched window. Built in airing cupboard. Access to loft space.

Principle Bedroom

5.33m x 3.76m (17'6 x 12'4)

Double glazed window to front. Radiator. coved ceiling. Door to:

En-Suite Shower Room /WC

Step in fully tiled shower cubicle. Low level flush WC. Wash hand basin with cupboards under. Levelled ceiling with inset lighting. Double glazed window

Bedroom Two

4.80m x 3.66m (15'9 x 12'0)

Double glazed window to front. Wash hand basin with cupboard under. Radiator.

Bedroom Three

4.50m x 3.73m (14'9 x 12'3)

Double glazed window to rear. Radiator. Coved ceiling.

Bedroom Four

3.81m x 3.00m (12'6 x 9'10)

Double glazed window to side. Radiator.

Bedroom Five / Study

2.79m x 2.51m (9'2 x 8'3)

Double glazed window to rear. Radiator. Coved ceiling.

Family Bathroom/WC

Suite comprising panelled bath with shower over, wash hand basin with range of cupboards under, low level flush WC and bidet. Two double glazed windows.

OUTSIDE

Front Garden / Private Driveway

Private driveway providing off street parking and leading to the garage. Lawned area with borders.

Rear Garden

The rear garden is a further feature of the property being of POPULAR SOUTHERLY ASPECT and mainly laid to lawn enclosed by fencing with trees and mature flower and shrub borders. Steps unto raised patio area and composite decking area overlooking the gardens.

Integral Garage

Brick built garage accessed via an up and over door. EV charger.

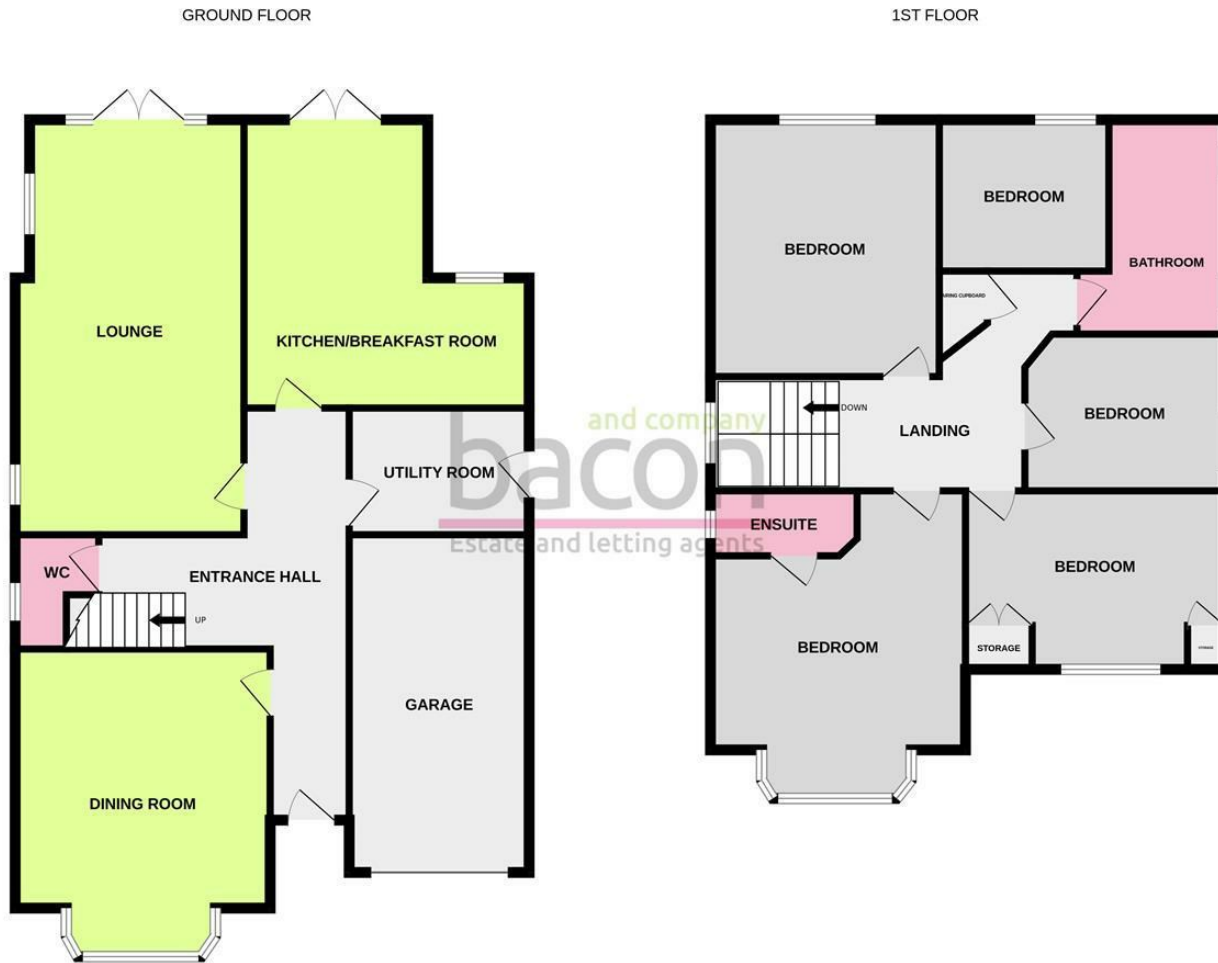
Council Tax

Council Tax Band F









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		
(55-68) D	63	75
(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.

