



34 Offington Gardens, Offington, Worthing, BN14 9AU
Guide Price £890,000



An extended four to five bedroom detached residence offering both spacious and versatile accommodation within both a highly sought after road and catchment area. The accommodation consists of a covered porch, reception hall, lounge, dining room, sun lounge, kitchen, utility room, snug, office, ground floor bedroom five, ground floor cloakroom, first floor landing, master bedroom with en-suite shower room, three further bedrooms, family bathroom/w.c, loft, private driveway and feature rear garden.

- Detached Family Residence
- Five Bedrooms
- Four Reception Room
- Two Bathrooms
- 120' West Rear Garden
- Sought After Catchment Area
- Immaculately Presented
- Viewing Essential



Property Features

This immaculate and impressive detached family home forms part of a sought after catchment area, close to local shops, schools and amenities including ideal access to either the A24 or A27 roads. The home has ben skilfully extended and offers versatile accommodation, all presented to a very high standard throughout. Benefits include the property having double glazed windows, gas central heating, feature hand made oak fitted kitchen/breakfast room, fitted bathroom and en-suite shower room, Karndeian flooring, landscaped and secluded 120' rear garden, brick block paved driveway and with internal viewing truly essential to fully appreciate the home's overall size, condition and location.

Enclosed Entrance Porch

Brick built and accessed via a UPVC front door. UPVC windows. Wall light. Inner door to reception hall.

Spacious Reception Hall

4.14 x 2.90 (13'7" x 9'6")
North aspect via leaded light double glazed windows. Radiator. Wood effect Karndeian flooring. Levelled and coved ceiling. Staircase to first floor landing with an understairs storage cupboard housing meters.

Lounge

5.82 into bay x 3.99 (19'1" into bay x 13'1")
Triple aspect via South and North facing leaded light double glazed windows and a West facing leaded light double glazed bay window. Chimney breast with mantel and alcove below housing an electric fire and TV display recess over. Radiator. Two wall light points. Levelled and coved ceiling.

Dining Room

4.47 x 3.96 (14'8" x 13'0")
Chimney breast with display alcove. Radiator. Karndeian wood effect flooring. Levelled and coved ceiling. Opening onto sun lounge.

Sun Lounge

5.61 max x 3.89 max (18'5" max x 12'9" max)
Dual aspect via North and West facing double glazed windows overlooking the homes rear garden. Pitched polycarbonate roof. Karndeian wood effect flooring. Two radiators. Double glazed French doors to rear garden.

Kitchen / Breakfast Room

5.94 x 3.38 (19'6" x 11'1")
Impressive hand made solid oak fitted suite comprising of a butler sink unit having mixer taps and storage cupboards below. Areas of granite work surfaces offering additional cupboards and drawers under,. Matching shelved wall units. Space for range cooker with extractor hood over. Integrated fridge, dishwasher and wine cooler. Space for upright fridge/freezer. Space for dining table and chairs. Part tiled walls. Tiled flooring. Two radiators. Levelled and coved ceiling with spotlights. Two South aspect leaded light double glazed windows. Opening to snug and door to utility room.

Utility Room

2.57 x 1.52 (8'5" x 5'0")
Dual aspect via South and East facing leaded light double glazed windows. Roll top work surface with space for washing machine and tumble dryer below. Fitted storage

cupboards. Central heating boiler (installed in Oct 23 with 10 year guarantee and controllable remotely. Tiled flooring. Levelled and coved ceiling.

Snug

2.87 x 2.67 (9'5" x 8'9")
Dual aspect via South and West facing leaded light double glazed windows. Karndeian wood effect flooring. Radiator. Levelled and coved ceiling.

Office

2.90 x 2.46 (9'6" x 8'1")
North aspect via a leaded light double glazed window. Range of bespoke 'Freestyle' built in cupboards, bookshelves and desk unit with integrated filing. Radiator. Karndeian wood effect flooring. Coved and textured ceiling.

Ground Floor Bedroom Five

2.95 x 2.72 (9'8" x 8'11")
North aspect via two North facing leaded light double glazed windows. Range of bespoke 'Freestyle' fitted wardrobes. Radiator. Levelled and coved ceiling. Double glazed door to rear garden.

Ground Floor Cloakroom

1.57 x 1.02 (5'2" x 3'4")
Low level w.c. Wall mounted wash hand basin with tiled splashback. Part wood panelled walls. Radiator. Tiled flooring. Textured ceiling. Wall light point. Obscure glass double glazed window.

First Floor Landing

North aspect via an obscure glass double glazed window. Radiator. Levelled and coved ceiling with access to loft space.

Bedroom One

5.05 x 3.89 (16'7" x 12'9")
Triple aspect via South, North and West facing leaded light double glazed windows. Fitted bespoke 'Freestyle' bedroom furniture incorporating single and double wardrobes, chest of drawers and dressing table. Radiator. Levelled ceiling.

En-Suite Shower Room

2.84 x 2.16 (9'4" x 7'1")
Fitted suite comprising of a step in shower cubicle with shower unit and tiled surround. Pedestal wash hand basin with mixer taps. Push button w.c. Radiator. Tiled flooring. Part tiled walls. Extractor fan. Levelled ceiling. Obscure glass double glazed window.

Bedroom Two

3.61 x 3.45 (11'10" x 11'4")
East aspect via two leaded light double glazed windows. Fitted double wardrobe. Radiator. Levelled and coved ceiling.

Bedroom Three

3.45 x 2.64 (11'4" x 8'8")
East aspect via leaded light double glazed windows. Range of bespoke 'Freestyle' fitted wardrobes. Radiator. Coved and textured ceiling.

Bedroom Four

2.62 x 2.62 (8'7" x 8'7")
West aspect via leaded light double glazed windows. Bespoke 'Freestyle' fitted wardrobes. Radiator. Coved and textured ceiling.

Family Bathroom

2.87 x 2.46 (9'5" x 8'1")
Fitted suite comprising of a panelled bath having twin hand grips and with shower unit and shower screen over. Pedestal wash hand basin. Low level w.c. Radiator. Part wood panelled walls. Tiled flooring. Chrome ladder design radiator. Built in airing cupboard. Levelled ceiling with spotlights. Obscure glass double glazed window.

OUTSIDE

Private Driveway

Brick block paved private driveway providing off street parking for several vehicles. Shaped shingle and flower and shrub beds. Electric car charging point with remote control facility. Gates to either side of the home providing access to the rear garden.

Feature Rear Garden

A further feature of this home, this landscaped rear garden is approximately 120' in length and yet stull offers privacy and seclusion. The garden has been loved and well maintained by the current owners with the first area of garden being paved to the rear and width of the home, and offers ample space for garden table and chairs. The majority of garden is then laid to lawn with well stock and attractive, low level and raised, flower and shrub beds and borders. Numerous trees including a fig, pear, cherry and apple. Large timber storage shed/workshop.

Council Tax

Council Tax Band G

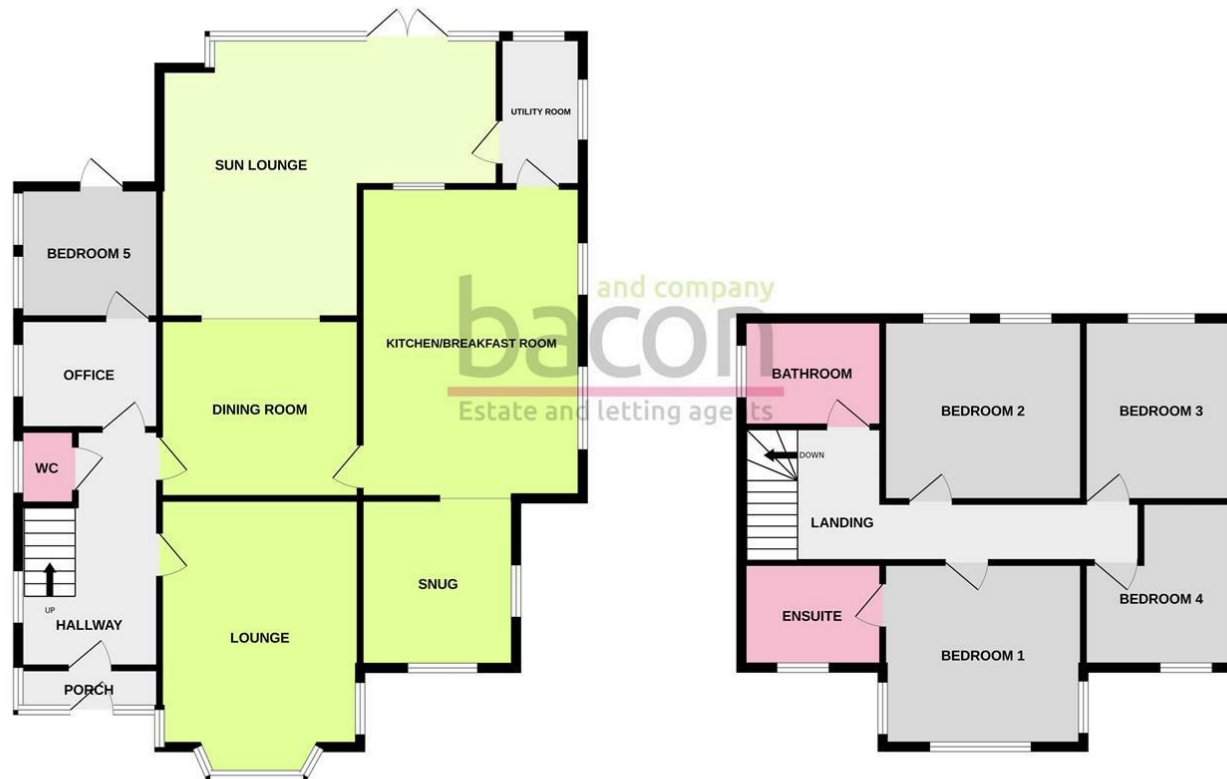







GROUND FLOOR

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) A		
(81-91) B		
(69-80) C	69	79
(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.

