



115 Warren Road, Offington, Worthing, BN14 9RA

Guide Price £550,000

and company  
**bacon**  
Estate and letting agents



A four bedroom detached family home located on the A27 road within the catchment area of Offington. The accommodation consists of a reception hall, lounge, dining room, kitchen, ground floor cloakroom, first floor landing, four bedrooms, family bathroom/w.c, loft, garage and parking space, front and rear gardens.

- Detached Family House
- Four Bedrooms
- Offington Catchment
- South Rear Garden
- D/Glazed Windows & GCH
- Garage
- Ground Floor Cloakroom
- Viewing Essential



### Reception Hall

4.14m x 2.06m (13'7 x 6'9)

Accessed via a double glazed front door. North aspect leaded light double glazed windows. Radiator. Wood flooring. Levelled and coved ceiling. Staircase to first floor landing with an understairs storage cupboard. Doors to all ground floor rooms.

### Lounge

5.41m x 4.34m max (17'9 x 14'3 max)

Dual aspect via North aspect leaded light double glazed windows and South aspect double glazed windows and French doors to the rear garden. Feature working open fireplace. Two radiators. Two wall light points. Wood flooring. Levelled and coved ceiling.

### Dining Room

3.28m x 3.02m (10'9 x 9'11)

South aspect via double glazed windows. Radiator. Central heating thermostat. Wood flooring. Levelled and coved ceiling. Opening to kitchen.

### Kitchen

4.19m x 3.00m (13'9 x 9'10)

Fitted suite comprising of a one and a half bowl single drainer sink unit with mixer taps and having storage cupboard and space for dishwasher below. Areas of roll top work surfaces offering additional cupboards and drawers below. Matching shelved wall units. Inset four ring hob having extractor hood over. Fitted double oven and grill. Space for washing machine, tumble dryer and American design fridge/freezer. Part tiled walls. Tile effect flooring. Levelled ceiling

with two ceiling light points. Two South and an East facing double glazed window. Double glazed door to rear garden.

### Ground Floor Cloakroom

1.88m x 1.12m (6'2 x 3'8)

Low level w.c. Wall mounted wash hand basin. Wall mounted 'Worcester' central heating boiler. Textured ceiling. Obscure glass leaded light double glazed window.

### First Floor Landing

3.15m max x 2.46m (10'4 max x 8'1)

North aspect leaded light double glazed windows. Built in linen cupboard. Textured ceiling. Doors to all first floor rooms.

### Bedroom One

4.45m x 3.23m (14'7 x 10'7)

South aspect double glazed windows. Built in double wardrobe. Radiator. Levelled ceiling.

### Bedroom Two

3.61m x 3.38m (11'10 x 11'1)

Dual aspect via South and West facing double glazed windows. Built in double wardrobe. Radiator. Textured ceiling.

### Bedroom Three

3.61m x 2.03m (11'10 x 6'8)

Dual aspect via West and North facing leaded light double glazed windows. Built in shelved storage cupboard. Radiator. Wood laminate flooring. Textured ceiling.

### Bedroom Four

3.58m x 1.98m (11'9 x 6'6)

North aspect via leaded light double glazed

windows. Fitted display shelving. Wood laminate flooring. Textured ceiling.

### Bathroom/W.C

2.39m x 2.01m (7'10 x 6'7)

Fitted suite comprising of a panelled bath having shower unit and shower screen over. Pedestal wash hand basin with mixer taps. Push button w.c. Chrome heated towel rail. Part tiled walls. Textured ceiling. Obscure glass double glazed window.

### OUTSIDE

#### Front Garden

Laid to lawn with borders. Pathway to the home's front door and gate providing side access to rear garden.

#### Rear Garden

South facing and secluded. The first area of garden is laid to teak hardwood decking to the rear and width of the property offering ample space for garden table, chairs and entertainment. The majority of the garden is then laid to lawn. Outside water tap. Direct access and double glazed door to garage.

### Garage

Accessed from a vehicular access road. Single side hinged garage door. Parking space to front of garage. Double glazed door to the rear garden.

### Council Tax

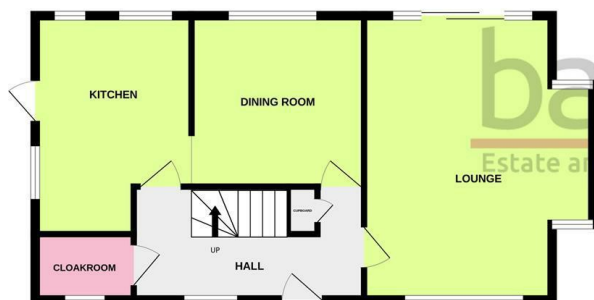
Council Tax Band E







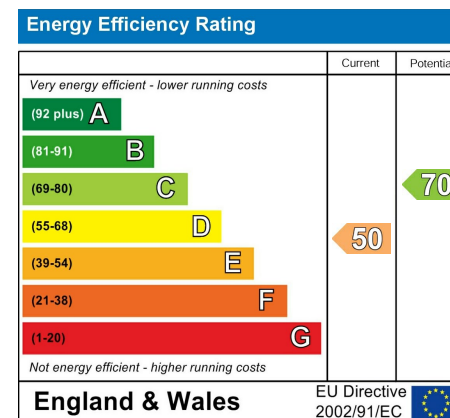
GROUND FLOOR



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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