



## Offington Lane, Worthing, BN14 9RJ

Asking Price £800,000

A fantastic opportunity to purchase this wonderful detached family home situated on a generous plot. The property offers flexible accommodation and could be configured as a three, four or five bedroom home, with the addition of a study / home office. Although ready to move in to, the property offers incredible potential to improve and develop to suit ones own tastes. Externally, there are beautiful gardens with lawn and patio areas, while to the front and side there is a driveway and garage providing ample off road parking.



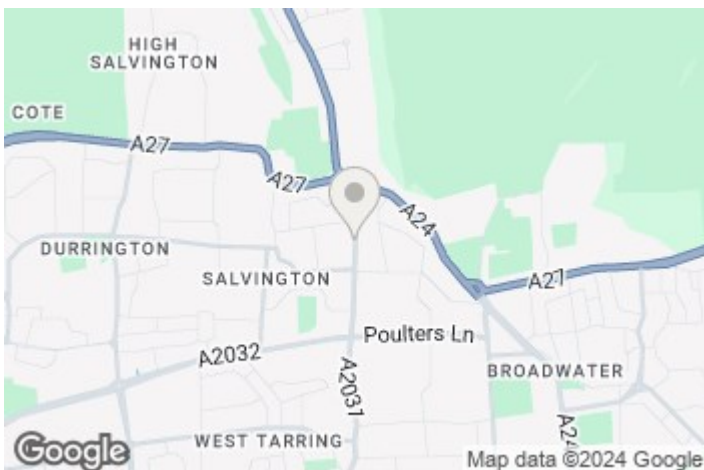
- Three, Four or Five Bedroom Detached Home
- Accommodation arrange over two floors
- Situated on a good size plot with beautiful gardens
- Convenient for shops, restaurants and amenities
- Easy access to transport links including A24/27 as well as mainline train stations

- Incredible potential for improvement and expansion
- Driveway and garage providing ample off road parking
- Catchment area for popular local schools
- Must be viewed to appreciate what is on offer
- Well proportioned accommodation extending to approx. 2051 sq ft in size





Worthing, a picturesque seaside town on the south coast of England, exudes a unique charm with its blend of Victorian elegance and contemporary vitality. Known for its extensive pebble beach, historic pier, and well-maintained promenade, Worthing offers residents and visitors alike a captivating coastal experience. The town's vibrant cultural scene is enriched by theatres, art galleries, and frequent events, creating a lively atmosphere. With its beautiful parks, such as Beach House Park and Highdown Gardens, Worthing provides green spaces for leisure and relaxation. The town's bustling town centre features a diverse array of shops, restaurants, and entertainment venues, contributing to its reputation as a welcoming and thriving community. Worthing's accessibility, rich history, and scenic beauty make it a sought-after destination for those seeking a coastal haven with a perfect blend of tradition and modernity.



EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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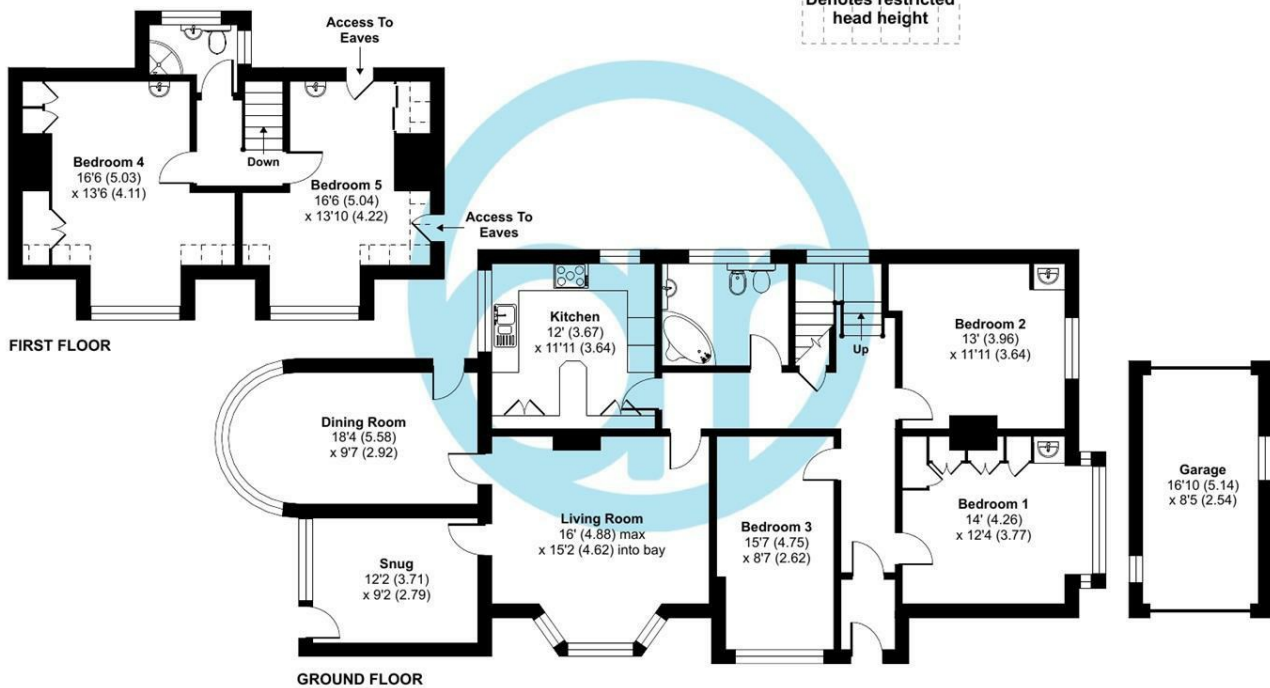
Approximate Area = 1869 sq ft / 173.6 sq m

Limited Use Area(s) = 39 sq ft / 3.6 sq m

Garage = 143 sq ft / 13.3 sq m

Total = 2051 sq ft / 190.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Aspire Residential Real Estate. REF: 1181835

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