



Offington Lane | Worthing | West Sussex | BN14 9RJ

Offers Over **£1,000,000**





We would love to present this substantial detached house in the Offington Area. This well presented home has four/five bedrooms with large living room, open plan kitchen/dining area, utility room, store room, lounge/bedroom five, family room, modern bathroom, en-suite and dressing area to main bedroom, ample off road parking, garage and west facing rear garden.



Key features:

- Substantial Detached House
- Four Double Bedrooms
- Large Dual Aspect Living Room
- Open Plan Kitchen/Diner
- Lounge/Bedroom Five
- Utility Room & Store Room
- Bedroom One with Dressing Area & En-Suite
- Integral Garage & Ample Off Road Parking
- West Facing Rear Garden
- Favoured Offington Area

 4/5 Bedrooms

 2 Bathrooms

 3 Living Rooms

INTERNAL Porch leading into the spacious entrance hall with under stairs storage. 21ft dual aspect living room which allows plenty of natural light through and views over the front and rear gardens and access outside. Large open plan kitchen/dining area is a real asset to this property. The kitchen area has a good range of base and wall units with worktop over, integrated fridge, range cooker and space for dishwasher, the dining area has space for dining table and chairs and overlooks the front. Utility room with space for fridge/freezer and more storage units, door to laundry/store room which houses the boiler and space for washing machine and tumble dryer. Further reception room which could be a lounge/bedroom five or study and takes you into the family room with access to the rear garden and the other end a door into the garage. Also on the ground floor a cloakroom/wc. On the first floor landing is a loft access hatch with ladder and airing cupboard. Bedroom one is a large double room with a dual aspect which opens into a dressing area with fitted wardrobes, access to the modern en-suite shower room. Three further double bedrooms with two having fitted wardrobes. Large, modern bathroom with corner shower, bath, wc and wash hand basin.

EXTERNAL Gated entrance through the tree arch opens into a large front driveway with ample parking and leads to the garage. Front garden has a laid to lawn area with tree and shrub borders. The west facing rear garden is mainly laid to lawn with patio area.

SITUATED in the sought after Offington area and local shops are within a reasonable distance at either Thomas a Becket, Broadwater or Findon Valley shopping parade. Worthing Golf club, Worthing College, primary and high schools close by.

Bus services to surrounding districts are also within easy reach. The nearest railway station is West Worthing which is approximately 0.9 miles away. Easy access to main roads A24 & A27. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres, leisure facilities and the seafront is approximately one and a half miles away.

PORCH 6' 2" x 4' 6" (1.88m x 1.37m)

HALL 17' 2" x 6' 7" (5.23m x 2.01m)

LIVING ROOM 21' 3" x 12' 9" (6.48m x 3.89m)

LOUNGE 10' 11" x 9' 7" (3.33m x 2.92m)

DINING AREA 11' 7" x 10' 2" (3.53m x 3.1m)

KITCHEN 16' 0" x 13' 5" (4.88m x 4.09m)

UTILITY ROOM 8' 8" x 6' 9" (2.64m x 2.06m)

STORAGE AREA 9' 11" x 4' 8" (3.02m x 1.42m)

FAMILY ROOM 15' 11" x 8' 0" (4.85m x 2.44m)

GROUND FLOOR WC 6' 6" x 4' 3" (1.98m x 1.3m)

FIRST FLOOR

BEDROOM ONE 15' 1" x 12' 9" (4.6m x 3.89m)

DRESSING AREA 11' 4" x 6' 2" (3.45m x 1.88m)

EN-SUITE 8' 7" x 6' 6" (2.62m x 1.98m)

BEDROOM TWO 12' 11" x 10' 2" (3.94m x 3.1m)

BEDROOM THREE 12' 11" x 10' 0" (3.94m x 3.05m)

BEDROOM FOUR 10' 0" x 9' 7" (3.05m x 2.92m)

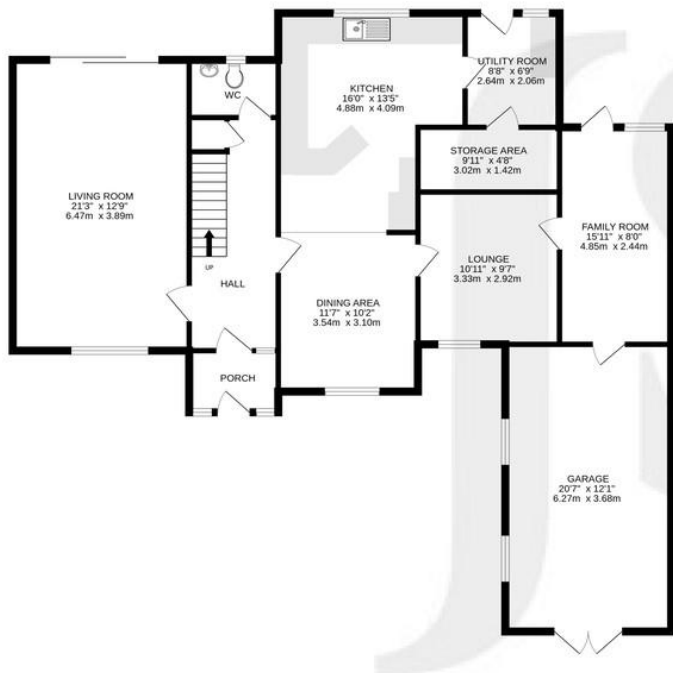
BATHROOM/WC 10' 5" x 10' 0" (3.18m x 3.05m)

GARAGE 20' 7" x 12' 1" (6.27m x 3.68m)

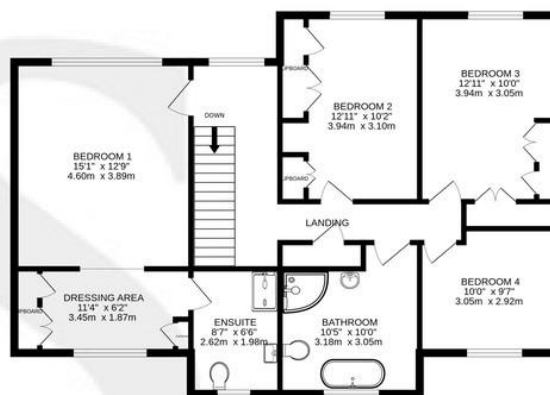
COUNCIL TAX Band G - Worthing Borough Council



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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Property Details:

Floor Area: 2,077 sq ft (193 sq m) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band G

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.