



Offington Drive | Worthing | BN14 9PS  
Guide Price £700,000



We would like to offer this Spacious 1930's detached house in the favoured Offington area with three double bedrooms. The property also benefits a good sized lounge, dining room and kitchen/breakfast room. Ground floor cloakroom, bathroom and separate wc. Lovely front gardens, the rear garden is a 'Mediterranean Style' walled garden, 34ft garage and plentiful off road parking. This property is being sold chain free.



## Key Features

- Substantial Detached House
- Three Double Bedrooms
- Good Sized Lounge
- Separate Dining Room
- Large Kitchen/Breakfast Room
- Bathroom & Separate WC
- Ground Floor Cloakroom/WC
- Chain Free
- 34ft Garage & Off Road Parking
- Beautiful Gardens



**3 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

### INTERNAL

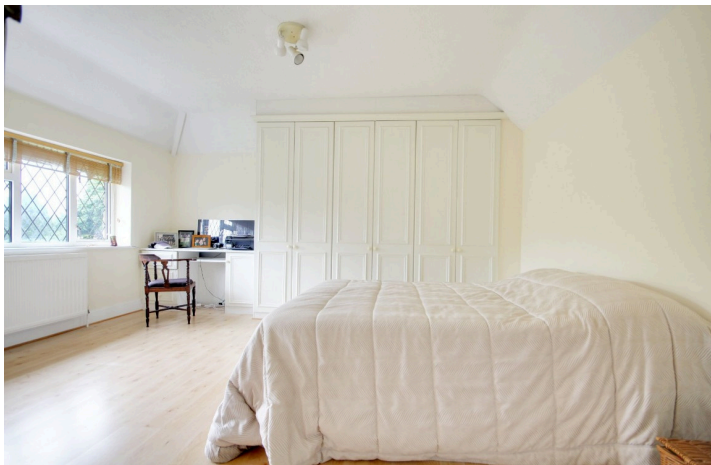
Beautiful wood panelled entrance hall with block paved parquet flooring. Good sized lounge with French doors to South facing gardens, dining room has lovely garden views from the bay window. 17ft kitchen/breakfast room has a good range of base and wall units with worktops over, integrated Neff gas hob with extractor over, two mid level ovens with grill above, integrated fridge and dishwasher, space and plumbing for washing machine and space for low level freezer, the breakfast bar has option for bar stool seating and back door to rear garden. Ground floor cloakroom with wc and wash hand basin. On the first floor, bedroom one and two are good sized double rooms with fitted wardrobes, bedroom three also a double room has fitted wardrobes also. The bathroom has panel enclosed bath and wash hand basin and shower cubicle. Separate wc.

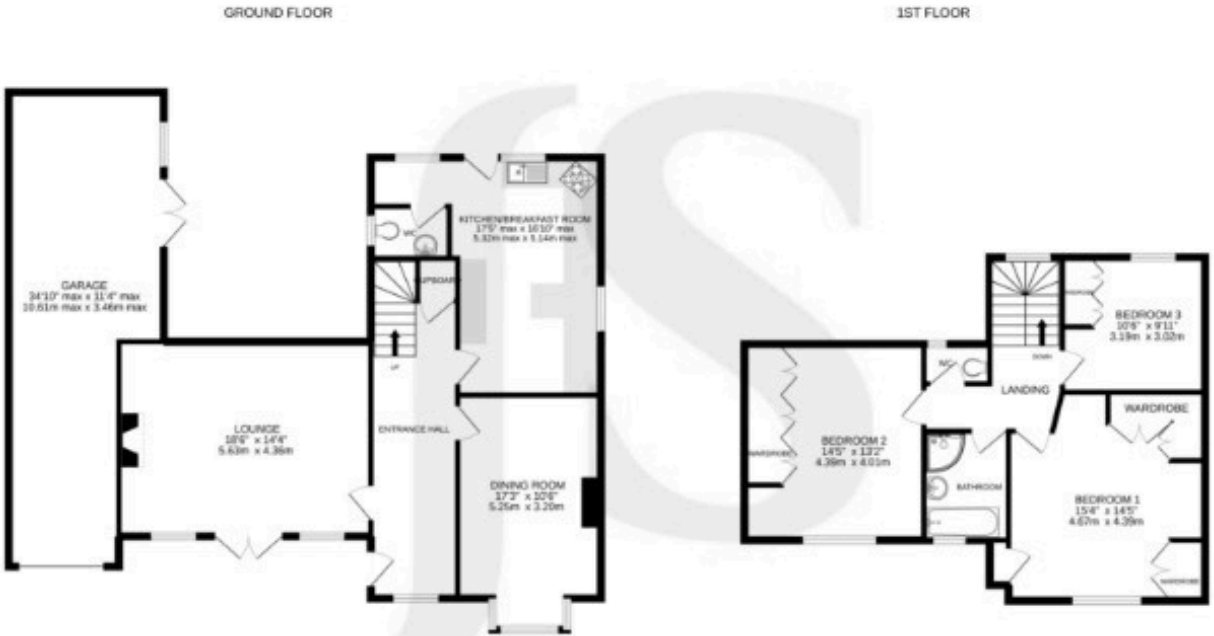
### EXTERNAL

Beautiful front gardens which are mainly laid to lawn with mature shrub and floral borders. Private driveway benefitting plenty off road parking and leading to extended garage. The secluded 'Mediterranean Style' walled rear garden is mainly laid to patio with access to the side of property and garage.

### LOCATION

Offington is a delightful, tree lined, residential area within walking distance of two beautiful golf courses. It is in close proximity to Worthing town centre and provides easy access to the stunning South Downs. Local shopping facilities are available and bus services run nearby. Many of Worthing's highly regarded schools and colleges are also within comfortable reach. Worthing town centre provides a lively destination for boutique shops, cafes, restaurants and entertainment. The beautiful seafront with its palm - lined promenade, candy coloured beach huts and the Art Deco architecture of Worthing Pier are just some of the delights which the promenade has to offer. Worthing has several supermarkets, including Waitrose, and a train station providing direct services to London Victoria in just one hour and twenty minutes.





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.  
Made with hextag.com 02022



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area \*as quoted by EPC: 1475 Sqft

Tenure: Freehold

Council tax band: F

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.