



The Plantation | Offington | Worthing | BN13 2AA
Guide Price **£775,000**





We would love to present this spacious detached bungalow with four double bedrooms and a large, open plan kitchen/diner/lounge. This stunning property has been lovingly extended and refurbished to a modern, high standard and has potential annexe & outbuilding in the south facing rear garden



Property details: The Plantation | Offington | Worthing | BN13 2AA

Key features:

- Offington Borders
- Garage & Off Road Parking
- Beautifully Presented
- Designer Kitchen
- South Facing Rear Garden
- Potential Annexe & Outbuilding
- Open Plan Kitchen/Diner/Lounge
- Four Double Bedrooms
- Spacious & Versatile
- Stunning Detached Bungalow

 4 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL Storm porch opens into a good sized hallway which raises to a double height ceiling with Velux window allowing plenty of light through. This opens into a large open plan kitchen/diner/lounge which boasts bi folding doors, which spans the whole width at the rear of the property and flows out onto the composite decked entertaining area. The designer 'Colliers' kitchen has Neff appliances and a good range of wall and base units with quartz work tops over, inset 5 ring gas hob, oven, a microwave and a warming drawer and space for fridge/freezer, the large island has an inset sink with a hot water tap and filtered water tap, integrated dishwasher and wine fridge, further cupboards and drawers below and bar seating space. This dual aspect room has space for a good sized dining table and chairs and appreciating the view over the south facing rear garden, adjacent to this is the lounge area. Separate utility room with space for appliances, cupboard housing the boiler and door to the integral garage. A spare room currently used as a study. Bedroom one has built in wardrobes and space and plumbing for an en-suite. Bedroom two is a good sized double room with bay window and bedrooms three and four are both doubles. Beautiful modern bathroom with stand alone bath, wet room area with waterfall shower head above and shower attachment, wc and wash hand basin. The property has oak wood flooring throughout with underfloor heating in all the rooms bar the bedrooms.

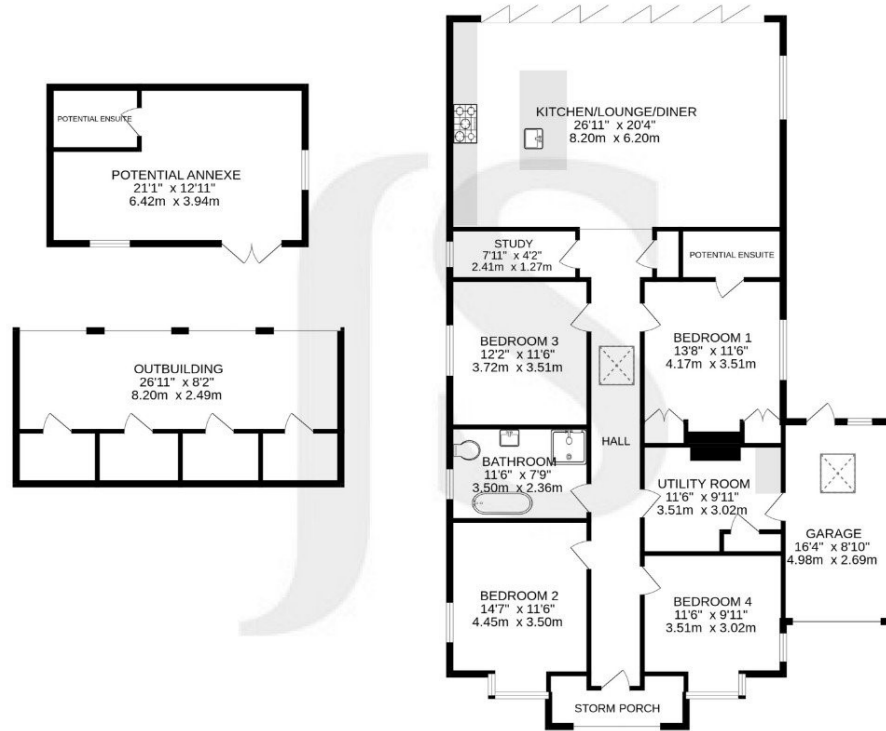
EXTERNAL The front of the property is wall enclosed and has a block paved driveway benefitting off road parking, this leads to the garage which has a roller shutter door, rear door and rises to a double height at the rear with Velux window. Side access to the rear of the property. The south facing rear garden is a good size and mainly laid to lawn, step up onto the composite decked area which allows space for seating and enclosed with raised flower planters. Through the gates at the back of the garden is a courtyard area and two modern outbuildings, one open plan room has a dual aspect and French doors, space and plumbing for an en-suite. The other outbuilding is a good size and has four storage cupboards.

SITAUED in the Offington area which is within close proximity to the local amenities on Salvington Road with shops, pubs and local park nearby, also Findon Valley parade with GP surgery and Thomas a Becket amenities are not far. Bus routes close and main A27 & A24 roads. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities are approximately 2 1/2 miles away. The nearest train station is West Worthing which is just over a mile away. A24 and bus services run nearby. There are a selection of schools and colleges within the local area for all ages.

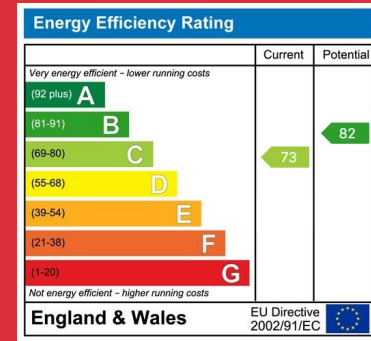


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GROUND FLOOR



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: 1012sq ft – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band D

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.