



Offington Gardens | Worthing | BN14 9AU  
Guide Price **£1,000,000**

**JS**  
*Signature*  
jacobs Steel





This stunning home offers period charm with modern touches, featuring a spacious open-plan family/dining room, stylish kitchen/breakfast room, separate living room, four/five versatile bedrooms and luxury bathroom and en-suite. The 100ft west-facing garden boasts a garden room, also a double garage and ample off road parking which completes this exceptional property in a prime location.

A home of style & sophistication













# Key Features

- Stunning Detached House
- Four/Five Double Bedrooms
- Spacious Kitchen/Breakfast Room
- Open Plan Family & Dining Room
- Separate Living Room
- Ground Floor Bedroom 5 / Office
- 100ft West Facing Rear Garden
- Ample Off Road Parking
- Double Garage & Garden Room/Office
- Favoured Offington Area



4/5 Bedrooms



2 Bathrooms



3 Reception Rooms



...Seamless blend of character features with modern updates...

## INTERNAL

A spacious entrance hall with herringbone flooring welcomes you into this beautiful period home. At the heart of the home is the stunning open-plan family room. This space offers a seamless flow between the sitting and dining areas, enhanced by three overhead skylights that flood the room with natural light. Expansive sliding doors that frame picturesque views of the west-facing rear garden, creating a perfect blend of indoor and outdoor living. Flowing effortlessly into the kitchen/breakfast room, this stylish space boasts a beautiful array of fitted units, with inset butler sink, space for a range cooker, integrated microwave, fridge/freezer, under worktop fridge, and dishwasher, and a breakfast bar seating area, all designed to maximize both functionality and elegance. A door leads to a lean-to, providing additional storage, while an adjacent utility room offers further practicality and space for white goods. The separate living room exudes warmth and sophistication. A charming bay window fills the space with natural light, while built-in cabinetry provides ample storage. The log burner serves as a focal point, adding a cosy and inviting atmosphere. The ground floor also benefits from a versatile additional room, currently used as a home office but equally suitable as a fifth bedroom or playroom. A convenient cloakroom is also located on this floor.

Ascending to the spacious first-floor landing, you will find four double bedrooms. The primary bedroom is a luxurious retreat, boasting an en-suite bathroom. Three further double bedrooms provide flexibility for family living, guests, or even additional workspace if required. A well-appointed family bathroom serves the remaining bedrooms, featuring high-quality fittings and a stylish finish, completing this elegant and thoughtfully designed home. This remarkable home also benefits from solar panels installed on the west side of the roof, enhancing energy efficiency and reducing running costs.

## EXTERNAL

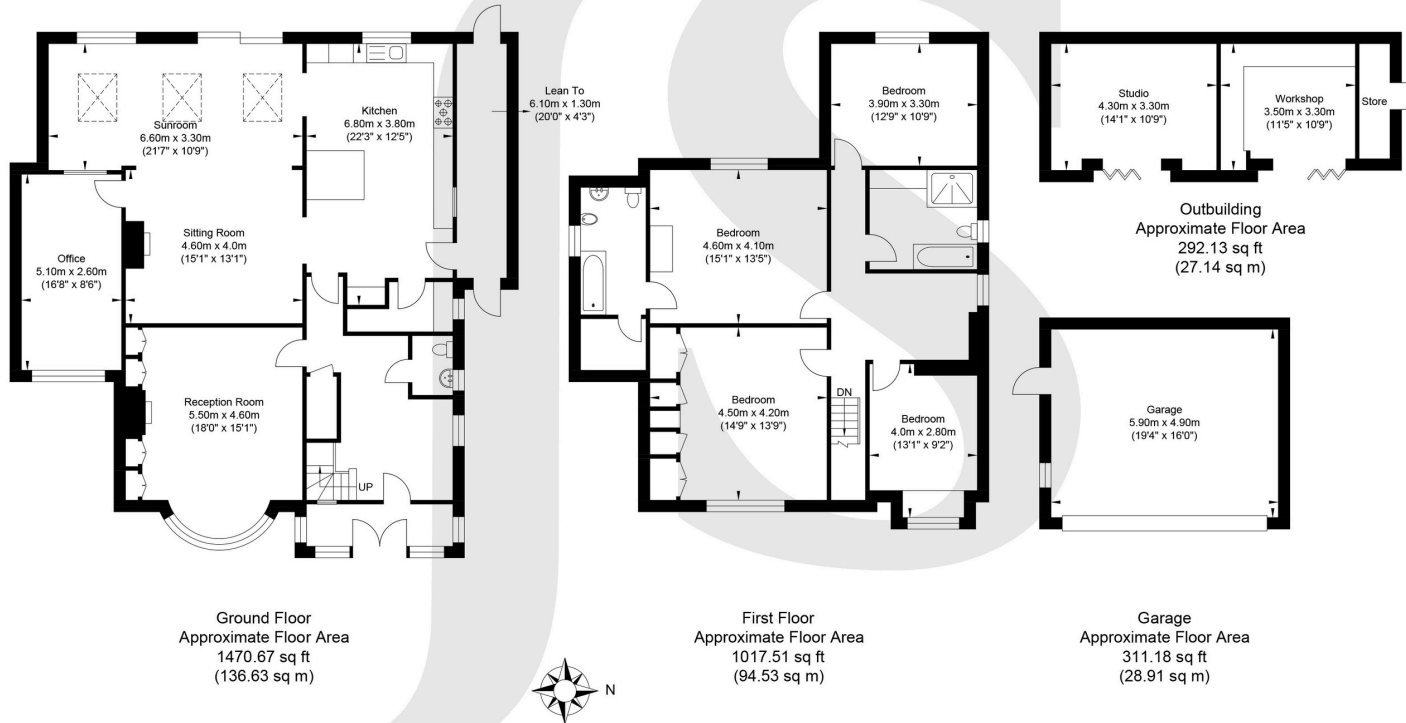
The charming front garden features two neatly maintained lawned areas, bordered by an array of shrubs and flowering plants, creating an inviting first impression. Ample off-road parking is provided on the driveway, leading to a spacious double garage for secure storage and vehicle accommodation. Side access ensures easy passage to the rear garden. The secluded 100ft west-facing rear garden is a truly fabulous feature, offering an exceptional outdoor space for relaxation and entertaining. A composite decked terrace provides the perfect spot for al fresco dining, outdoor seating, or hosting gatherings. The lush lawned area is beautifully maintained, with a pathway leading to the rear where a paved seating area is surrounded by mature shrubs, trees, and flowers, adding a sense of tranquility and privacy. At the rear of the garden, a versatile garden room serves as a office/studio/gym space, complete with bi-folding doors, seamlessly blending indoor and outdoor living. Adjacent is a workshop, also featuring bi-folding doors, providing additional functional space. A side store area completes this well-designed outdoor space, ensuring practicality without compromising on style.

## LOCATION

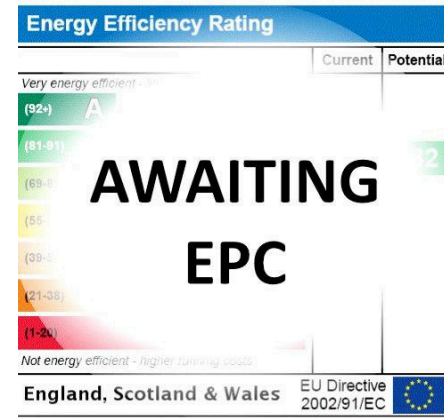
This property is situated in the highly sought-after Offington area, offering convenient access to local shops at Thomas A Becket, Broadwater, and Findon Valley shopping parade. For leisure and recreation, Worthing Golf Club is nearby, along with Worthing College and well-regarded primary and high schools. Excellent transport links include bus services to surrounding areas and West Worthing railway station (approximately 0.9 miles away), providing connections for commuters. The A24 & A27 are easily accessible for travel by road. Just 1.5 miles away, Worthing town centre offers a wealth of shopping, dining, entertainment, and leisure facilities, as well as the beautiful seafront.



## Offington Gardens



Approximate Gross Internal Area (Excluding Outbuilding & Garage) = 231.16 sq m / 2488.18 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



## Property Details:

Floor area : 2488 SqFt

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 floor plans 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.