



## The Plantation, Worthing

Offers In Excess Of  
£1,000,000  
Freehold

- Detached Family Home
- Four Bedrooms
- Refitted Kitchen/Breakfast Room
- Refitted Family Bathroom and Ground Floor Shower Room
- Office
- Conservatory
- Landscaped Rear Garden
- Newly Built Studio
- Self Contained Annex Potential
- Double Garage

Robert Luff & Co are delighted to offer to the market this stunning four bedroom detached house situated in the most desirable Offington location. The accommodation is beautifully refurbished and offers entrance hall, lounge/dining room, kitchen/breakfast room, conservatory, ground floor shower room/WC/utility room, study/bedroom and ground floor annex lounge/reception room. Upstairs has three double bedrooms and a modern family bathroom with a shower cubicle and freestanding bath. Other benefits include a landscaped rear garden with a feature newly built studio and a large driveway with ample off road parking plus a barn style double garage.

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Luff & Co**  
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## Accommodation

### Front Door

With frosted double glazed insert into:

### Entrance Hall

Superb herringbone style oak finish floor flowing throughout the hall and entire ground floor with individually controlled underfloor heating, stairs leading up with feature glass panelling and oak finished stairs, understairs cupboard housing electric meter, skimmed ceiling, inset lights, doorway into kitchen/diner, double doors opening into:

### Lounge/Dining Room

A well appointed room benefitting from two double glazed window bays overlooking the front, herringbone style oak finish flooring throughout, television point, telephone point, newly installed log burner with a feature oak mantle and bespoke built in recess cupboards to both sides, decorative feature papered wall, skimmed ceiling with coving.

### Refitted Kitchen/Breakfast Room 18'0" x 12'5" (5.49 x 3.78)

One and half bowl stainless steel sink unit inset to silkstone composite work surfaces with mixer tap and boiling tap, matching range of high gloss wall and base units with matching chrome handles, built in eye level 'AEG' double oven, 'AEG' five ring gas hob with fitted trivet strips built into the work surface and matching designer extractor hood above, integrated convection microwave oven, under cupboard water softener, integrated dishwasher, space for American style fridge freezer, matching splashback, island with under counter seating, built in wine cooler and built in pop up socket/charger unit, in built skirting lighting and under cabinet lighting, herringbone style oak finish flooring throughout, door into Study/Bedroom Four, door into Utility Room/WC, opening and flowing straight into:

### Conservatory 13'2" x 11'5" (4.01 x 3.48)

A real feature of the home being part brick built with windows to two sides, a blue tint glass roof, fan light and double doors opening into garden, herringbone style oak finish flooring and wall mounted television point.

### Ground Floor Shower Room/WC/Utility Room

Double glazed frosted window to side and rear, feature stone work surface with inset single stainless steel sink unit with mixer tap, matching high gloss wall and base units with space and plumbing for washing machine and tumble dryer, walk in shower cubicle with designer chrome fittings, low level flush WC, sunken wash hand basin with floating chrome mixer taps, wall mounted heated chrome towel rail, extractor fan, inset lights.

### Study/Bedroom Four

Double glazed window to rear, range of mirror fronted wardrobes with sliding doors, housing boiler and tank also providing hanging space and shelving, herringbone style oak finish flooring, radiator, double glazed door into garden, door into:

### Ground Floor Annex Lounge/Reception Room Three

Double glazed window to front overlooking the front garden, feature oak flooring throughout, radiator, built in cupboard with hanging space, skimmed ceiling with spotlights.

### First Floor Landing

Double glazed Velux window to side aspect, decorative glass balustrade, loft hatch with pull down ladder, door into:

### Bedroom One 19'1" (narrowing to 11'0") x 15'0" (5.82 (narrowing to 3.35) x 4.57)

Door opening into dressing area with his and hers fitted wardrobes providing ample hanging space and shelving, walking through into the bedroom area with double glazed leaded light window to front, double glazed window to rear, wall mounted television point, telephone point, radiator, skimmed ceiling, door into:

### En-Suite Shower Room 8'5" x 6'0" (2.57 x 1.83)

Double glazed frosted window to rear, walk in glass shower enclosure with double headed rain shower, low level flush wc, wall mounted wash hand basin with mixer tap and vanity cupboard below, wall mounted light and inset lights, chrome heated towel rail, part tiled, shaver point, extractor fan.

### Bedroom Two 18' x 9'3" (5.49m x 2.82m )

Double glazed window to rear, radiator, range of fitted wardrobes with hanging space and shelving, built in chest of drawers with wall mounted television point above, skimmed ceiling.

### Bedroom Three 11'2" x 12'2" (into bay) (3.40m x 3.71m (into bay))

Double glazed bay window to front, range of fitted wardrobes providing hanging space and shelving with built in chest of drawers and wall mounted television point above, radiator, eaves storage, skimmed ceiling.

### Refitted Family Bathroom 12'0" x 6'8" (3.66 x 2.03)

Frosted double glazed window to side aspect, traditional freestanding bath tub with central designer chrome mixer tap and separate shower attachment, walk in glass shower enclosure with double head rain shower, low level flush wc, wash hand basin with mixer tap and mirror above, feature panelled walls, shaver point, two wall lights, inset electric underfloor heating, skimmed ceiling with inset lights.

### Rear Garden

Another stunning feature of the home being totally enclosed and not overlooked, the garden providing a wrap around block paved patio housing hot tub and ideal for that summer BBQ and entertaining. Outside tap, sleeper steps up to the lawn, decorative flower and shrub borders with feature newly built studio which is fully insulated with power and light.

### Newly Built Studio

Fully equipped with all power and wifi, bi-fold doors, heating, two wall lights and inset lighting to inside and outside via remote control, power blind, laminate flooring, double glazing and inbuilt area for fridge/freezer.

### Front Garden

Electric opening gates lead on with ample off road parking provided by the block paved driveway, several lawned areas, outside tap and access into:

### Barn Style Double Garage

Electric up and over doors, power and light, overhead storage.

### Agents Notes

The current owners have planning permission in place for a private entrance and rear additional shower room to create a self contained annex. Plans are available upon request.



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# Floorplan



Total area: approx. 186.2 sq. metres (2004.2 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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