



Guide Price  
£1,100,000  
Freehold

## Offington Avenue, Worthing

- Stunning Detached Family Home • Six Bedrooms
- Neptune Hand Painted Kitchen • Beautiful Feature Living Room
- Near 11 m Kitchen/Dining Room • High Tech Cinema Room
- Comprehensively Extended • South Facing Landscaped Garden
- Ample Off-Road Parking & Garage • Favoured Offington Location

\*\*\*GUIDE PRICE £1,100,000 - £1,200,000\*\*\*

We are delighted to offer to market this immaculately presented, comprehensively extended detached family home ideally situated in this highly sought-after Offington location with local schools, shops, parks, bus routes, the mainline station, and easy access to both the A24 and A27 all nearby. The versatile accommodation, which is spread over three spacious floors, comprises an entrance hallway, a living room with a feature open fireplace with an attractive surround, a high-tech cinema room, a kitchen/dining room spanning almost 11 meters with a bespoke Neptune hand-painted kitchen, a study/bedroom six, a utility room, and a downstairs W.C. Upstairs, spread over two floors, there are five bedrooms, with the master bedroom having a dressing room and en-suite and a beautifully refitted family bathroom. Other benefits include a large landscaped rear garden with a non-slip Porcelain tiled patio, a front garden with ample off-road parking, a garage with tones of storage, having fitted Sonos speakers throughout, and offering the opportunity for a log cabin/home office studio with the needed planning permission.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

Robert  
Luff & Co  
Sales | Lettings | Commercial



## Accommodation

Composite front door leading into:

### Entrance Hallway

Beautifully laid Karndean flooring throughout with stairs leading to first floor landing. Feature glass panelled window. Walk-In laundry room housing boiler and mega flow system, opening through into:

### Inner Hallway

Range of bespoke fitted cupboards providing hanging space and shelving. Drop down ceiling with feature LED lighting. Glass double doors leading into a stunning kitchen/family/dining room and double doors leading into cinema room.

### Living Room

Double glazed window to front aspect. Designer vertical radiator. Feature open fireplace with an attractive surround. Bespoke recess built shelving and cupboards with LED mood lighting. Feature drop down ceiling with spotlights, LED mood lighting and fitted Sonos speakers. Frosted glass panel window allowing light from the kitchen.

### Cinema Room

Step up cinema sofas with complete media package. Built-in cinema surround ceiling speakers and a 120inch cinema screen. Feature skirting board LED lights as well as a drop down ceiling with LED mood lighting.

### Stunning Kitchen/Family/Dining Room

Double glazed window to rear overlooking the garden. Single butler sink inset into a beautiful central island with quartz worktop, chrome mixer tap, inbuilt drainer and a boiling water tap. Space for five stools and cupboards underneath. Built in dishwasher and pull-out double bin. Space for Range oven with six ring gas hob and extractor hood fitted above. Integrated fridge/freezer. Matching range of hand painted inframe 'Neptune' wall and base units with an array of pull-out cupboards and drawers. Formal dining space with enough room for a ten seater table and chairs. Separate lounge area with space for sofas and wall mounted TV media package. Six meter full height aluminium bi-folding doors with integrated electronic blinds opening flush out onto an adjoining patio and garden. Door leading into:

### Office/Bedroom Six

Double glazed window to rear overlooking the garden. TV point. Skimmed ceiling with spotlights.

### Separate Utility Room

Single stainless steel sink unit with a mixer tap. Matching range of wall and base units. Space and plumbing for washing machine and space for an American fridge/freezer. Skimmed ceiling with spotlights.

### Ground Floor WC

Frosted double glazed window to front aspect. low level flush WC. Wall mounted wash hand basin with tiled splashback and vanity unit below.

### First Floor Landing

Two double glazed windows to front aspect. Range of bespoke fitted wardrobes providing ample hanging space and shelving.

### Bedroom Two

Two double glazed windows to rear overlooking the garden finished decoratively with fitted shutters. Wall mounted TV point. Space for wardrobes. Skimmed ceiling with spotlights.

### Bedroom Three

Double glazed window to rear. TV point. Space for wardrobes. Skimmed ceiling with spotlights.

### Bedroom Four

Currently used as a second dressing room. Double glazed window to rear overlooking the garden. Range of built-in fitted wardrobes. TV point. Radiator. Skimmed ceiling with spotlights.

### Bedroom Five

Double glazed window to front. TV point. Space for wardrobes. Skimmed ceiling with spotlights.

### Family Bathroom

Beautifully refitted family bathroom with a frosted double glazed window to side aspect. Underfloor heating. Being fully tiled floor to ceiling with a spectacular feature tiled wall and floating tap. Feature stand alone bath with wall enclosed TV. Concealed low level flush W/C unit. Wash hand basin inset into a vanity unit with mixer tap and mirror above. Walk-in glass shower cubicle with mains floating shower head. Skimmed ceiling with spotlights and Sonos speaker.

### Master Suite

Three double glazed windows overlooking the rear. Three beautiful full-length velux roof style windows to front providing stunning views over the rooftops and across to The Downs. Range of fitted drawer units and fitted bedside tables. Fitted drop down electric TV. Door into en-suite bathroom and dressing room.

### Dressing Room

Bespoke fit dressing room with a wide range of fitted wardrobes, hanging space, shelving, and chest of drawers. Double glazed window to rear.

### En-Suite Bathroom

Double glazed velux window to front. Fully tiled with underfloor heating. Walk-in glass shower enclosure with feature panelled walls. Wash hand basin set into a vanity unit with a mirror above. Concealed low level flush W/C. Wall mounted heated towel rail. Skimmed ceiling with spotlights and fitted Sonos speakers.

### Rear Garden

Immaculately landscaped rear garden with flush walk out raised non-slip Porcelain patio area providing the ideal space for entertainment. Further patio area with six seater hot tub/jacuzzi. The garden is mainly laid to astro for the ease of maintenance with a raised concrete base and planning permission for a log cabin/home office studio. Patio path provides side access.

### Front Garden

Laid to block paving providing off-road parking for several vehicles and leading to:

### Garage

Up and over door and overhead eaves storage space.

Estate Agents Act 1979 In accordance with the 1979 Estate Agents act the sellers of this property are related to an employee of Robert Luff & Co

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

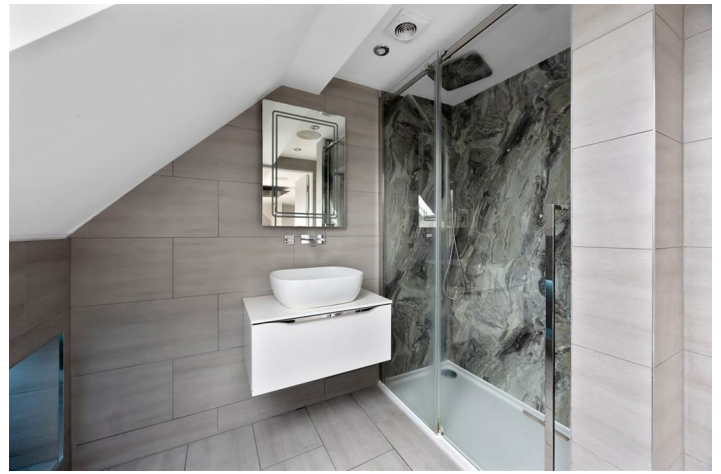
T: 01903 331247 E: info@robertluff.co.uk

www.robertluff.co.uk

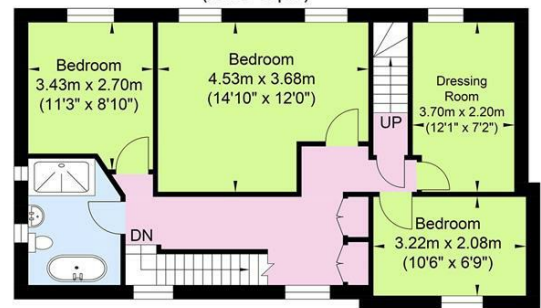
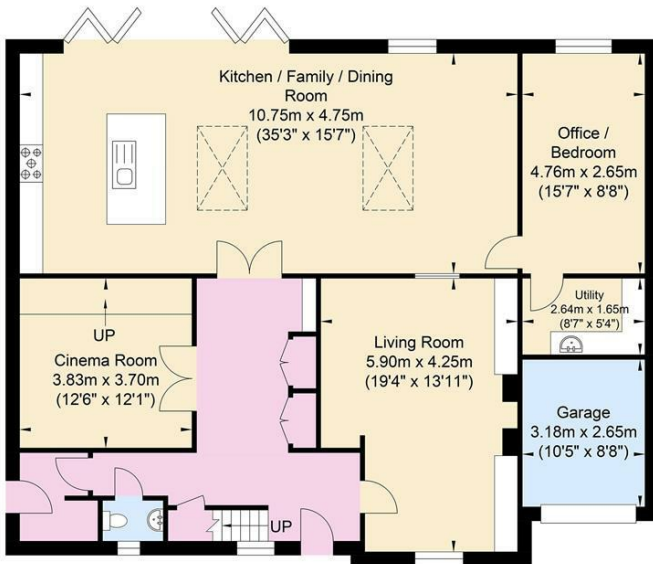


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ  
T: 01903 331247 E: info@robertluff.co.uk  
www.robertluff.co.uk





## Offington Avenue



Approximate Gross Internal Area = 250.6 sq m / 2697.43 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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	72	78

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		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.