



Offers In Excess Of £550,000 Freehold

Gorse Avenue, Worthing

- Semi-Detached Family Home
- Good-Sized Kitchen
- Double Glazed Conservatory
- Spacious West Facing Garden
- Large Garage

- Three Double Bedrooms
- Open-Plan Living/Dining Room
- Ample Off-Road Parking
- EPC Rating C
- Council Tax Band D

We are delighted to offer to market this beautifully presented three-bedroom semi-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. Accommodation comprises an entrance hallway, a spacious open-plan living/dining room with a feature fireplace, a good-sized kitchen, and a double glazed conservatory. Upstairs, there are three double bedrooms, a beautiful family bathroom, and a separate WC. Other benefits include a large driveway providing ample off-road parking, a spacious westerly aspect rear garden, a large garage, and recently installed solar panels.



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









Accommodation

Part glazed door into:

Entrance Hallway

Double glazed leaded light window to side aspect. Stripped wood floor boards. Radiator. Beautiful Manak Pendant Light. Stairs leading up with understairs storage cupboard. Picture rail.

Living Room 12'5" x 11'8" (3.79 x 3.58)

Double glazed leaded light window to front. Oak effect flooring throughout. Radiator. TV point. Picture rail. Attractive archway opening through to:

Dining Room 16'0" x 11'6" (4.90 x 3.53)

Oak effect flooring. Feature fireplace with granite hearth and wood surround. Radiator. Space for formal dining room table and chairs. Double glazed leaded light window. Patio door opening out onto the conservatory. Opening into:

Kitchen 7'8" x 6'6" (2.36 x 2.00)

Double glazed window to rear overlooking the garden. One and a half bowl sink with mixer tap and drainer. Matching range of wall and base units. Built-in eye level double oven. Five ring gas hob with stainless steel extractor hood above. Space and plumbing for fridge/freezer, washing machine and dishwasher. Tiled floor. Coved ceiling with spotlights. Door into:

Conservatory 12'0" x 11'1" (3.67 x 3.39)

Double glazed windows overlooking the rear garden. Tiled floor. Radiator. Double glazed patio doors opening out onto the garden.

First Floor Landing

Double glazed leaded light frosted window to front aspect. Radiator. Space for wardrobes. Picture rail.

Bedroom One 14'2" x 12'0" (4.34 x 3.68)

Double glazed window to rear. Radiator. TV point. Range of fitted wardrobes with hanging space and shelving. Picture rail.

Bedroom Two 11'10" x 10'10" (3.62 x 3.32)

Double glazed leaded light window to front aspect. Radiator. Space for wardrobes. Picture rail.

Bedroom Three 11'5" x 8'5" (3.49 x 2.57)

Double glazed leaded light window to front. Radiator. TV point. Space for wardrobes. Picture rail.

Refitted Bathroom

Double glazed frosted window to rear. Tile enclosed bath with mixer tap. Concealed low level flush WC. Wash hand basin inset to vanity unit with mixer tap. Walk-in shower with mains shower, floating head, and glass screen. Wasl mounted heated towel rail. Part tiled walls. Feature lit ceiling.

Separate WC

Double glazed frosted window to side aspect. Low level flush WC.

Rear Garden

West facing rear garden being mainly laid to lawn with mature flower and shrub boarders and enjoying the sun all afternoon. An attractive decked area comes off the back of the conservatory and is ideal for entertainment. To the rear of the garden there is a door to: log cabin with power and light, fully insulated,

Log Cabin

Power and light. Fully insulated. TV and telephone point. Side door providing access into the garage/utility area.

Front Garden

Block paved driveway providing ample off-road parking. Leading to:

Garage 25'0" x 9'6" (7.63 x 2.92)

Oversized garage with power and light, rear utility area and housing boiler and washing machine.

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





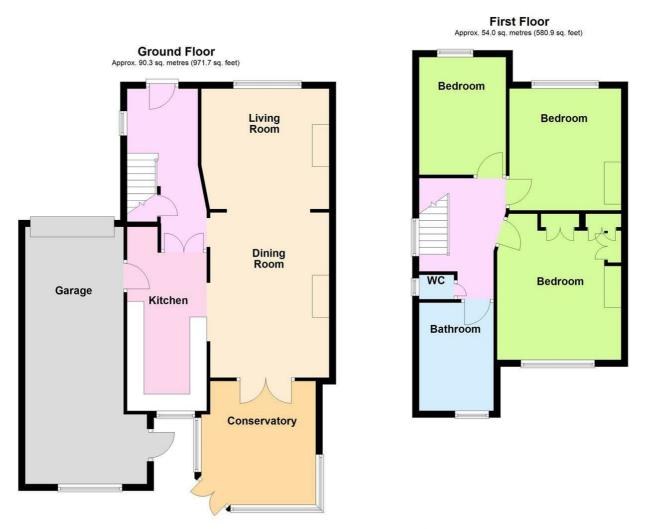


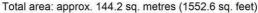


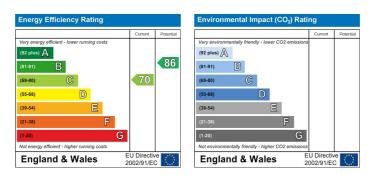




30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ T: 01903 331247 E: info@robertluff.co.uk www.robertluff.co.uk







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.

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