

**FOR
SALE**



**ALEXANDER
PHILIPS
& WELCH**

Offington Lane, Worthing
(Freehold)







Alexander Philips & Welch Estate Agents offer to the open market this beautiful, detached family home. Sitting behind large wooden gates and tall hedge borders you will be greeted with an impressive sweeping drive providing secure parking for several cars, leading to a large garage with stable doors.

- End of terrace
- Four bedrooms
- Private drive
- North West facing garden
- Sought after area

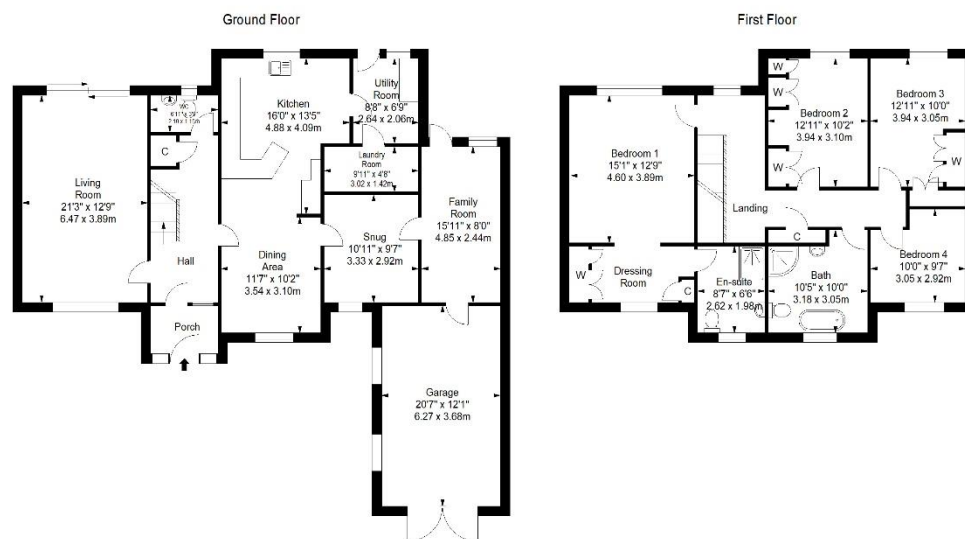


Laid lawn to frontage with raised borders. Once inside this lovely property you will find a good size entrance hall providing access to the lounge, large kitchen diner, and WC. You also have stairs rising gracefully to the first floor. The lounge offers an open decorative stone fireplace and large windows to both easterly and westerly aspect.

Once inside this fantastic kitchen diner you will find matching wall and base units with a free-standing range cooker, the breakfast bar opens on to dining area with a separate utility room, again enjoying natural light from both an easterly and westerly aspect. Off the diner we have a study currently being used as bedroom five.

The west-facing garden is a peaceful retreat where you can enjoy outdoor activities and create lasting memories. Additional features such as a private drive add to the convenience of this property, making everyday living a breeze.





Approximate gross internal floor area 220.4 sq m/ 2372.4 sq ft
 Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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