



The Plantation, Worthing, West Sussex BN13 2AQ

Guide Price **£450,000**



Property Type: Chalet

Bedrooms: 3

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Chalet Bungalow
- Three Bedrooms
- Spacious Living/Dining Room
- Modern Kitchen
- Conservatory
- Bathroom & Shower Room
- South Facing Rear Garden
- Off Road Parking
- Close to Local Amenities
- Chain Free

Well presented semi-detached chalet bungalow offers stylish and versatile accommodation, perfectly suited to modern living. Boasting three bedrooms, bathroom and shower room, modern kitchen and a superb south-facing rear garden, the property effortlessly combines comfort with practicality. A spacious lounge/dining room, conservatory and private off-road parking further enhance this exceptional home, which occupies a highly desirable position on the Offington borders.





INTERNAL

A welcoming entrance hall creates an inviting first impression and benefits from a useful understairs storage cupboard. The heart of the home is the impressive south-facing living/dining room, where large windows and French doors allow natural light to flood the space while providing seamless access to the rear garden. An attractive feature fireplace creates a cosy focal point, making this an ideal room for both relaxing and entertaining.

The kitchen has been thoughtfully designed with a comprehensive range of sleek contemporary units, generous work surfaces and integrated dishwasher with space for appliances, providing both style and functionality. A door leads through to the bright conservatory, a versatile additional reception room enjoying delightful views over the south facing garden and French doors opening directly onto the patio, creating the perfect indoor-outdoor lifestyle.

The ground floor also offers two bedrooms, one benefiting from an extensive range of fitted wardrobes, together with a family bathroom.

The first floor is dedicated to an impressive principal bedroom, complete with a full range of fitted wardrobes and useful eaves storage. A stylish modern shower room serves this floor, creating an ideal principal suite or guest accommodation.

EXTERNAL

To the front, a block-paved driveway provides ample off-road parking, complemented by an attractive shingled frontage and gated side access.

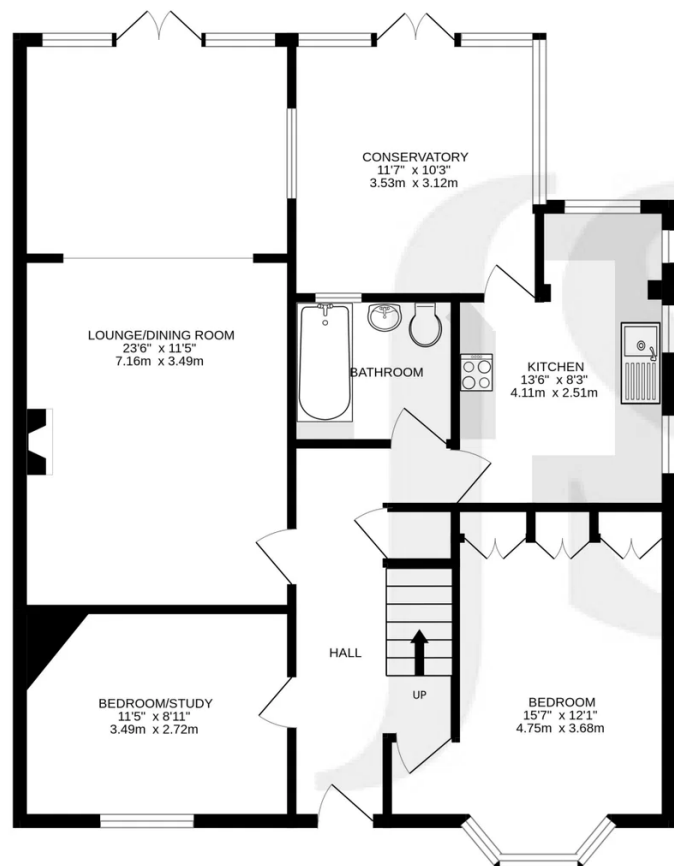
The delightful south-facing rear garden is a particular highlight, offering a secluded and peaceful setting to enjoy throughout the seasons. A generous paved patio and sun terrace provide the perfect space for outdoor dining and entertaining, while the shaped lawn is framed by mature flower and shrub borders, creating a colourful and established backdrop. A garden shed with power and lighting offers excellent additional storage, completing this beautifully maintained outdoor space.

SITUATED

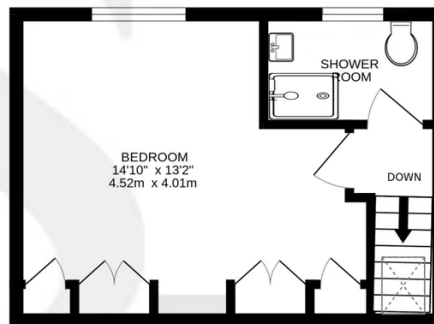
The property is situated on the borders of Offington within close proximity to the local amenities on Salvington Road; with shops, pubs and local park nearby. Also Findon Valley parade with GP surgery and Thomas a Becket amenities are not far. Bus routes close and main A27 & A24 roads. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities are approximately 2 1/2 miles away. The nearest train station is West Worthing which is just over a mile away.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC