



The Plantation, Worthing BN13 2AA

Guide Price **£725,000**



Property Type: Detached House

Bedrooms: 4

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: E

- Detached home with Flexible Accommodation
- Four Bedrooms
- Modern Kitchen/Dining Room
- Spacious Dual Aspect Living Room
- Conservatory Overlooking Garden
- Insulated Garden Room & Hot Tub
- 90ft South Facing Rear Garden
- Off Road Parking & EV Charger
- Beautifully Presented
- Close to Schools, Transport Links & Local Amenities



CHAIN FREE. Immaculately presented four-bedroom detached family home in a prime location. Features include a large south-facing garden, hot tub, substantial garden office/log cabin, and off-road parking with EV charging.



INTERNAL

The ground floor offers a welcoming entrance hall leading to a bright and spacious modern kitchen with integral dining area, providing an excellent setting for family life and entertaining. The kitchen flows naturally through bi-fold doors into a light-filled conservatory, creating a seamless connection between the interior and the garden. The ground floor further benefits from a generous double-aspect living room with bay window to the front and bi-fold doors opening directly onto the decking, creating excellent circulation between the main living spaces during warmer months. In addition, there is a further reception room accessed from the hallway, offering clear potential as a fourth bedroom, home office or studio.

Upstairs, the property provides three well-proportioned bedrooms and a modern family bathroom/shower room. The principal bedroom is a double-aspect room, enjoying views toward the South Downs to the front and overlooking the garden to the rear.

A fully boarded loft space with folding ladder offers excellent additional storage.

EXTERNAL

The conservatory opens directly onto an extensive raised decking area, providing level, free-flowing access for outdoor dining and summer entertaining. Beyond the decking lies a generous south-facing garden, predominantly laid to lawn, with mature planting providing privacy, shade and visual interest. Adjacent to the decking is a well-positioned hot tub, enhancing the garden's lifestyle appeal.

Also accessible from the garden is a substantial detached garden office/log cabin, insulated and supplied with electricity. Finished to a high standard, this versatile space is ideal for home working, a studio, gym or hobby room. A further shed and children's playhouse are positioned toward the rear of the garden. A robotic lawnmower is included in the sale.

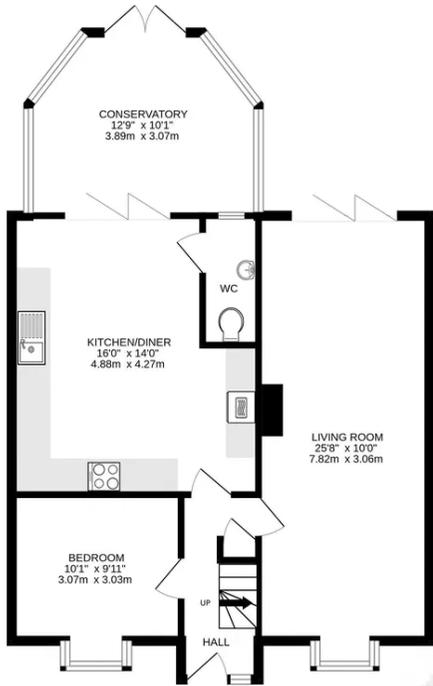
Further benefits include off-road parking, an EV charging point

LOCATED

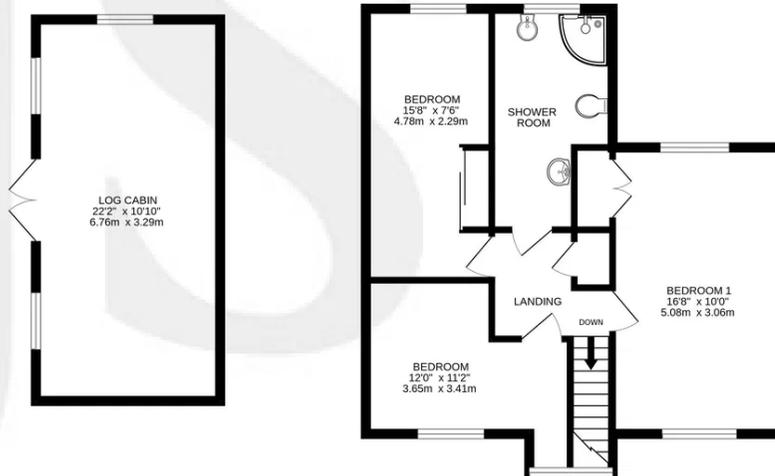
The property is situated on the borders of Offington within close proximity to the local amenities on Salvington Road; with shops, pubs and local park nearby. Also Findon Valley parade with GP surgery and Thomas a Becket amenities are not far. Bus routes close and main A27 & A24 roads. Worthing Town 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		80
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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