



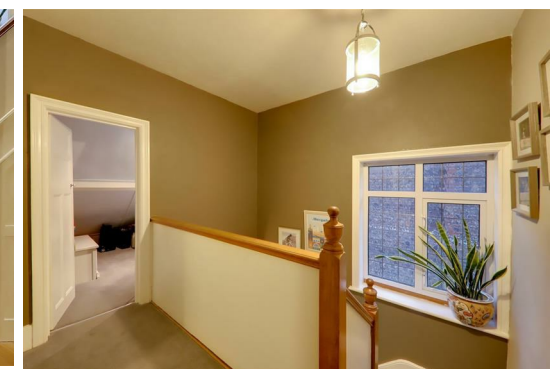
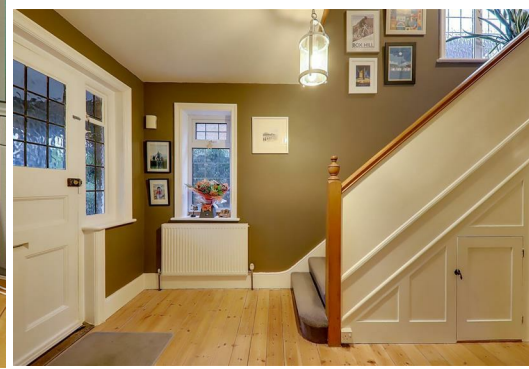
83 Hillside Avenue, Offington, Worthing, BN14 9QT  
Guide Price £775,000

and company  
**bacon**  
*bespoke*



A five bedroom detached family house forming part of a highly sought after private cul-de-sac, close to Broadwater shopping parade, golf courses and easy access to the A27 and A24 roads. The extensive accommodation includes as follows: Entrance porch and hallway, lounge, ground floor w.c, kitchen, reading room and conservatory/dining room. On the first floor there are four good sized bedrooms, additional storage/bedroom and a family bathroom. Externally there is a private rear garden and patio and a integral garage with ample parking for several cars. The hot water is heated by solar panelling and there is gas central heating. There has been a new roof installed in 2012. Viewing is highly recommended.

- Detached Family Residence
- Five Bedrooms
- Three Reception Areas
- Ground Floor Cloakroom
- Sought After Private Road
- Open Plan Kitchen/Breakfast Rm
- Integral Garage
- Viewing Highly Recommended





### Entrance Porch

Mostly glazed with front door to :

### Reception Hall

Wooden flooring, radiator, double glazed window, staircase to first floor with understairs cupboard and storage.

### Lounge

5.18 x 3.66 (17'0" x 12'0")

Feature open fireplace and surround, coved ceiling, double glazed window to front and radiator under.

### Kitchen/Breakfast Room

4.70 x 3.66 (15'5" x 12'0")

Excellent range of worktop surfaces with cupboards and drawers under incorporating a one and a half bowl sink unit and five ring gas hob with double oven under and extractor and canopy over, integrated dishwasher, space used for larger fridge freezer , washing machine and tumble dryer. Tall standing radiator, double glazed window and door to and overlooking the rear garden, tiled flooring, part glazed door to:

### Reading Room

4.27 x 3.81 (14'0" x 12'6")

Continued wood flooring, coved ceiling, two radiators, double glazed windows and French doors opening to:

### Conservatory/Dining Room

4.75 x 4.42 (15'7" x 14'6")

Continued wooden flooring, radiator, double glazed window and double doors to and overlooking the rear gardens,.

### Lobby

Part glazed door to garage.

### Ground Floor Cloakroom

Low level flush WC, tiled flooring, wall mounted wash hand basin.

### First Floor Landing

Access to loft space with ladder. Radiator, recessed storage cupboard, door to:

### Principle Bedroom

5.38 x 3.68 (17'8" x 12'1")

Excellent range of fitted wardrobes with cupboards above, radiator, double glazed window to the front.

### Bedroom Two

4.29 x 3.66 (14'1" x 12'0")

Radiator, double glazed window to rear, pedestal wash hand basin.

### Bedroom Three

4.75 plus recess x 3.10 (15'7" plus recess x 10'2")

Double glazed window, radiator.

### Bedroom Four

3.05 x 2.74 (10'0" x 9'0")

Double glazed window overlooking the rear garden, radiator.

### Bedroom Five/Storage

Sloping ceilings, double glazed window, radiator.

### Family Bathroom/WC

Suite comprising panelled bath with shower over, wash hand basin with cupboards under, low level flush WC, tall standing radiator, double glazed window

### OUTSIDE

#### Rear Garden

The rear garden is a feature of the property being mainly laid to lawn enclosed by mature trees, bushes and shrubs, mainly laid to lawn with vegetable growing area, Two tiered patio and side access.

#### Private Driveway

Off road parking with space for several cars.

#### Integral Garage

Power and light, water tap and electric roller door.

#### Council Tax

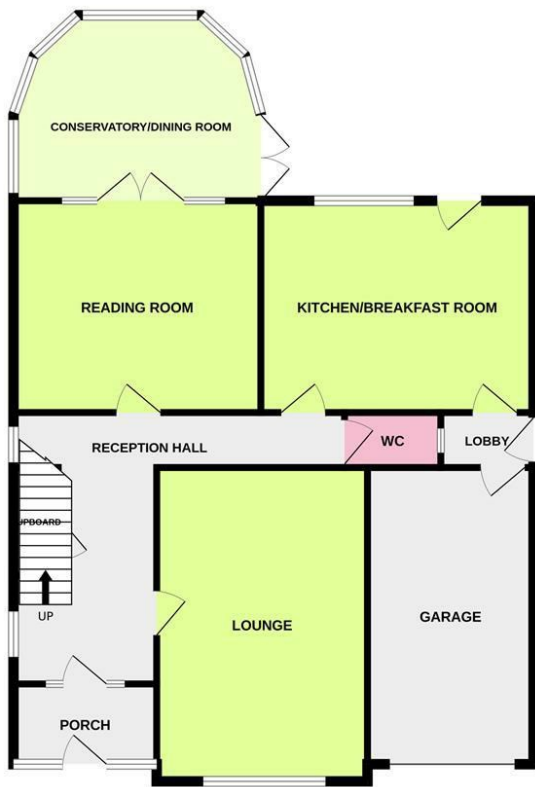
Council Tax Band F



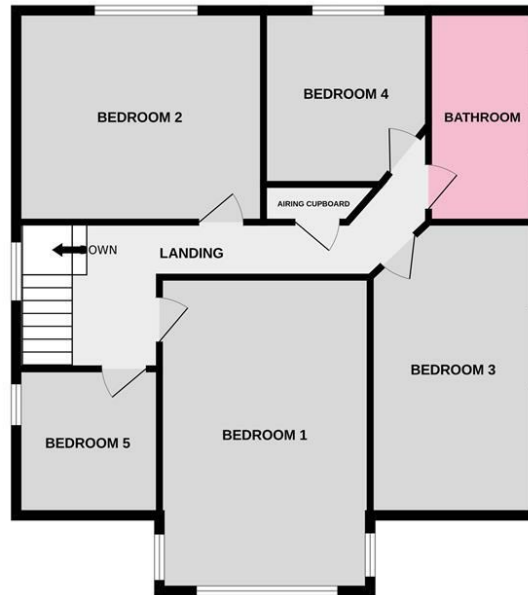




GROUND FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>62</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	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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