



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

t: 01903 958770

e: info@jamesandjamessea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



42 Offington Avenue, Worthing, BN14 9PJ

Guide price £600,000





# 42 Offington Avenue

, Worthing, BN14 9PJ

- Extended semi-detached house
- Three bedrooms
- Garden room
- Off street parking
- Heat Exchange System
- Arranged over three floors
- Two bathrooms & en-suite
- Open plan living
- Garage
- Call now to view.

Situated in the highly sought-after Offington area, this beautifully presented & thoughtfully extended family home offers exceptional living space across three well-designed floors. Meticulously improved by the current owners, the property combines modern style with practical family living.

The entrance hall sets the tone with elegant oak flooring and a striking floating staircase with glass balustrade and LED lighting. To the front, a bay-fronted double reception room provides a warm and inviting retreat, complete with oak flooring and a wood-burning stove. Double doors open into the impressive open-plan kitchen/dining/family room, fitted with a contemporary kitchen, underfloor heating and bi-fold doors that seamlessly connect the indoors with the rear garden. A utility room with shower and WC is conveniently accessed from this area.

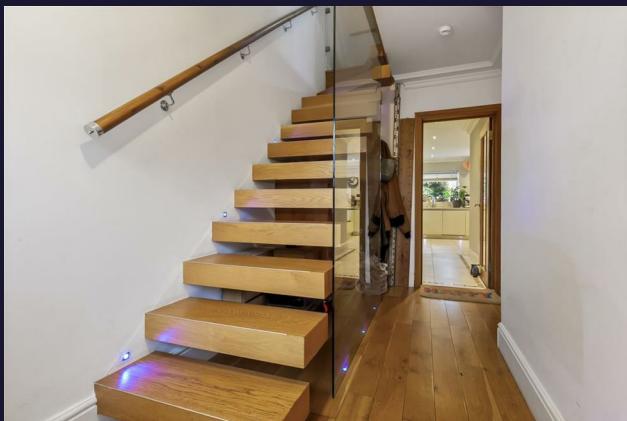
The first floor offers two generous bedrooms, a study, and a luxurious family bathroom featuring a walk-in shower, twin sinks and underfloor heating. The principal bedroom benefits from a stylish wet-room style en-suite with shower and WC. The second floor hosts a spacious double-aspect bedroom with a distinctive porthole window, adding charm and character.

To the front, the property enjoys a private driveway leading to a brick-built garage, providing off-road parking and storage. The beautifully landscaped rear garden is a standout feature, boasting a raised patio with integrated sunken hot tub and feature fountain, along with lawned and decked areas ideal for entertaining. At the far end of the garden is an impressive detached garden room currently used as an office/studio complete with oak flooring, bi-fold doors, power, water supply and internet. This versatile space offers excellent potential for further development, such as the addition of an en-suite.

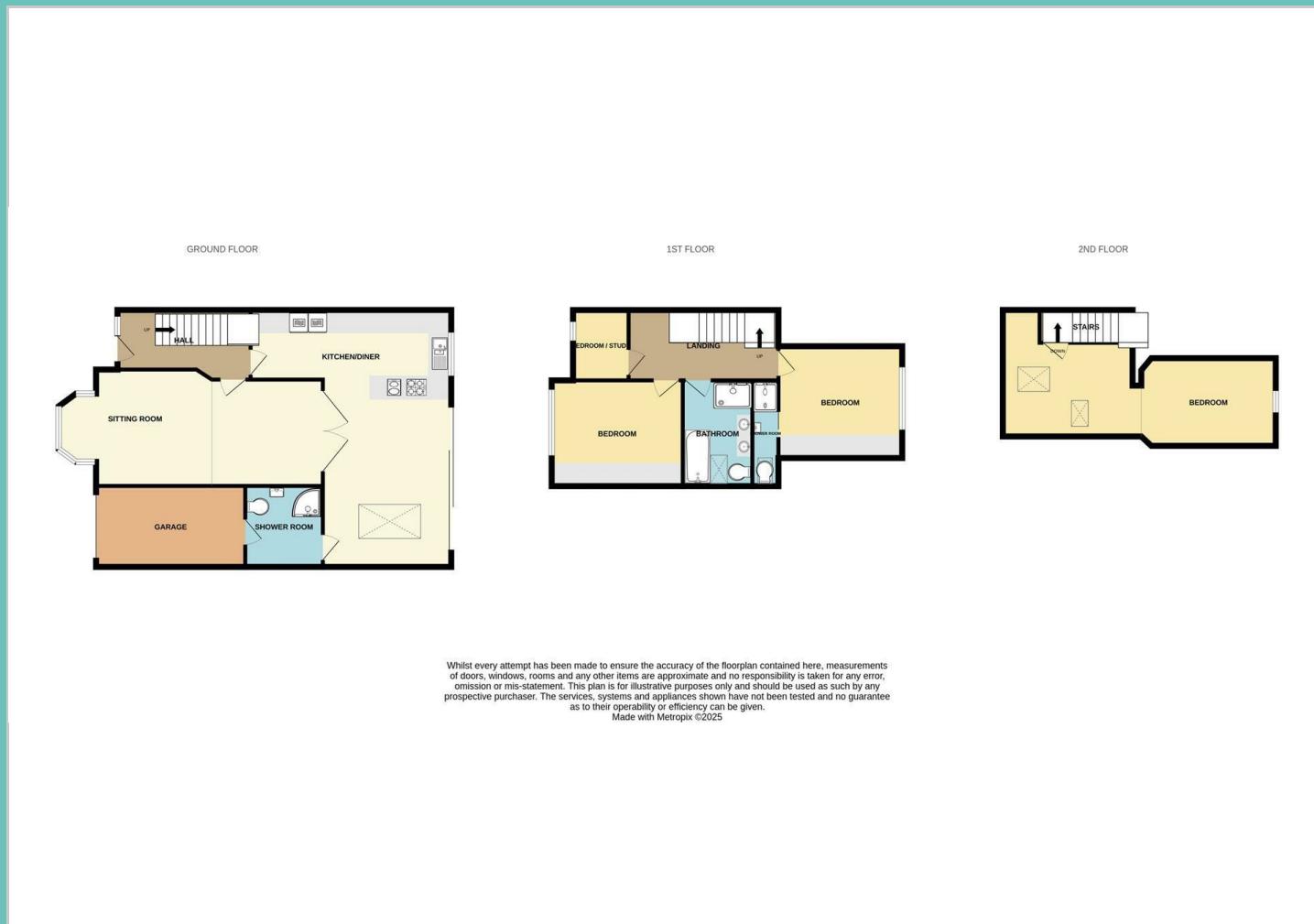
The property benefits from an upgraded, energy-efficient heat exchange system powered by two units, providing both heating and convenient air conditioning throughout the home.



Entrance hall	
Lounge	27'6 x 11'5 (8.38m x 3.48m)
Kitchen/dining/family room	25'2 x 20'0 (7.67m x 6.10m)
Shower room	
Stairs to first floor	
Bedroom one	15'8 x 13'4 (4.78m x 4.06m)
En-suite	
Bathroom	
Bedroom three	12'10 x 10'6 (3.91m x 3.20m)
Study / Box room	6'5 x 5'6 (1.96m x 1.68m)
Stairs to second floor	
Bedroom two	27'3 x 10'5 (8.31m x 3.18m)
Garage	
Off Road Parking	
Garden	
Summer House	



## Floor Plans

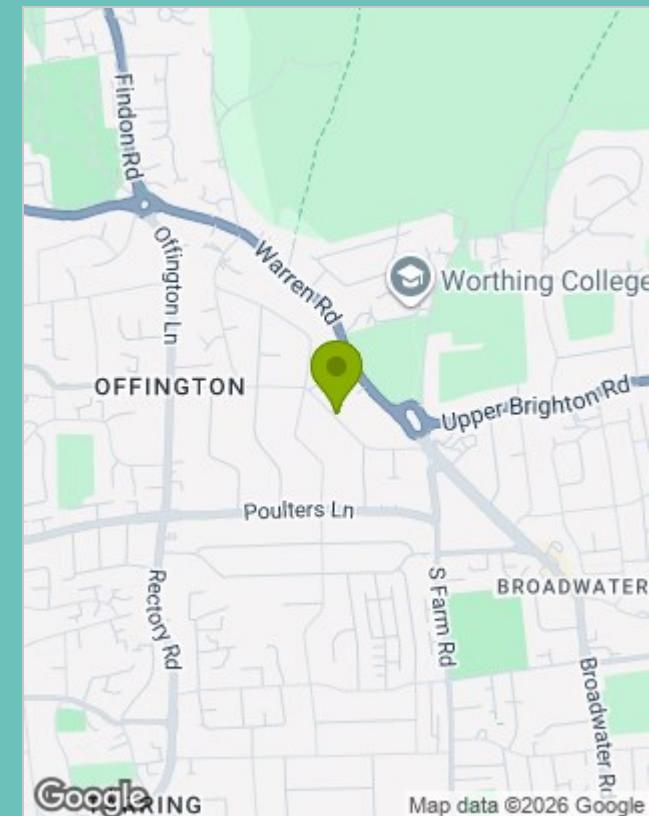


Please contact our Worthing Office on 01903 958770  
if you wish to arrange a viewing appointment for this property or require further information.

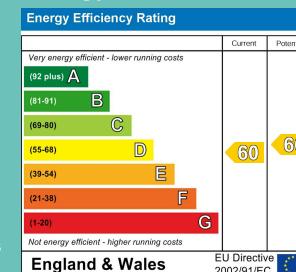
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

## Location Map



## Energy Performance Graph



[www.jamesandjamessea.co.uk](http://www.jamesandjamessea.co.uk)

Company No. 12642413