



## The Plantation, Worthing, BN13 2AA

Offers Over **£800,000**



**Property Type:** Detached House

**Bedrooms:** 4

**Bathrooms:** 2

**Receptions:** 3

**Tenure:** Freehold

**Council Tax Band:** E

- Substantial Detached House
- Deceptively Spacious & Versatile
- Four/Five Bedrooms
- 30ft Open Plan Kitchen/Dining/Living Room
- Separate Lounge
- Ground Floor Study/Bedroom Five
- Luxury Bathroom & Ground Floor Shower Room
- Approx 100ft South Facing Rear Garden
- Detached Garage & Off Road Parking
- Favoured Offington Area

This is a rare and exciting opportunity to acquire nearly 2,500 sq ft of beautifully presented, light-filled, and versatile living space designed with modern family living in mind. This extended detached home is a true hidden gem, offering a stunning 30ft open-plan kitchen/dining/living space with bi-fold doors to a 100ft south-facing garden. Four double bedrooms, separate lounge, ground floor study/bedroom five and shower room and luxurious bathroom all set within secluded, substantial grounds in the Offington area, which is one of Worthing's most sought-after neighbourhoods.





## INTERNAL

A welcoming storm porch opens into a generous hallway, complete with a handy storage cupboard – the perfect first impression. At the rear of the property lies its true showstopper: a breathtaking 30ft open-plan kitchen/dining/living room. This expansive space has been cleverly designed to balance openness with well-defined zones for co

The kitchen is a contemporary masterpiece, with sleek cabinetry including a full wall of floor-to-ceiling storage units housing an integrated oven, further oven/grill, full-height fridge, pantry cupboard, and freezer. An integrated dishwasher keeps everything streamlined, while the impressive central island boasts a five-ring induction hob (with gas supply available if preferred), ceiling-mounted extractor, additional storage, and casual bar seating – making this a fabulous space for socializing and entertaining. A door leads to a practical utility room, offering extra storage, space for appliances, a boiler cupboard, and a back door to the garden.

To the front of the property, a separate lounge provides a more intimate reception space, featuring a dual aspect and open fireplace – ideal for cozy evenings. A dedicated study offers the perfect work-from-home setup but could easily be repurposed as a fifth bedroom, especially with the convenience of a ground-floor shower room and WC nearby. A boot room with external access completes the ground floor and lends itself beautifully to multi-generational living or flexible use of space.

Upstairs, you will find four double bedrooms. The principal bedroom is particularly impressive, featuring a beautiful bay window, an excellent range of fitted wardrobes, and eaves storage. Bedrooms two and three benefit from a dual aspect, filling the rooms with natural light, while bedroom four also provides eaves access. The luxurious family bathroom is thoughtfully designed, with a walk-in double shower, freestanding bath, WC, and wash hand basin, creating a spa-like sanctuary.

## EXTERNAL

The exterior of this home is every bit as appealing as the interior. The front garden is enclosed by mature hedging, offering privacy, and is laid to lawn with well-stocked shrubs. A detached garage with a personal door into the garden sits alongside off-road parking at the front.

To the rear, the approximately 100ft south-facing garden is a private haven, perfect for both relaxation and entertaining. A generous patio provides a natural spot for al fresco dining, leading to a lush lawn framed by mature trees and shrubs, allowing plenty of sunshine while maintaining privacy. A charming summerhouse sits at the far end of the garden, while a shed and workshop at the side provide additional practicality.

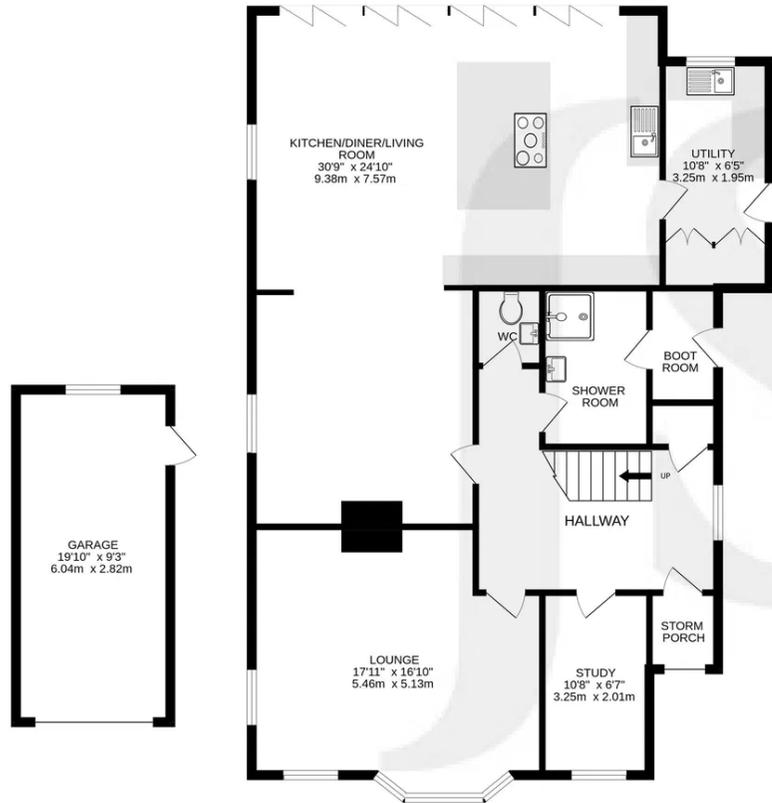
This exceptional home combines space, style, and versatility in a peaceful setting – the perfect property for a growing family or anyone seeking a forever home in one of Worthing's prime locations.

## SITUATED

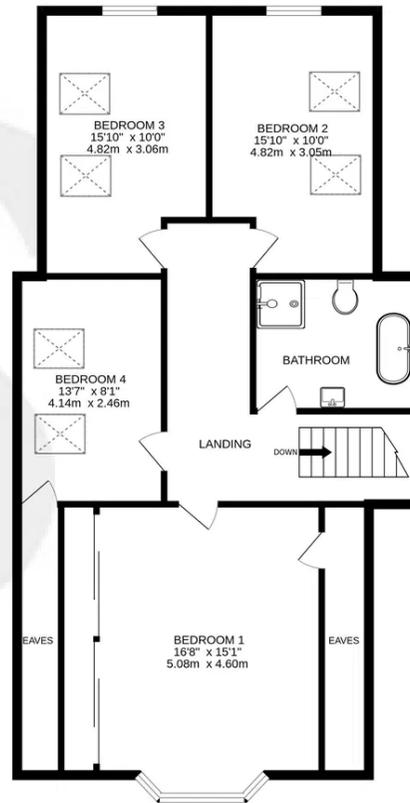
The property is situated on the borders of Offington within close proximity to the local amenities on Salvington Road; with shops, pubs and local park nearby. Also Findon Valley parade with GP surgery and Thomas a Becket amenities are not far. Bus routes close and main A27 & A24 roads. Worthing Town 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  
1462 sq.ft. (135.8 sq.m.) approx.



1ST FLOOR  
994 sq.ft. (92.4 sq.m.) approx.



TOTAL FLOOR AREA : 2456 sq.ft. (228.2 sq.m.) approx.

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		76
(55-68)	D	55	
(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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