



Poulter's Lane | Worthing | BN14 7SP  
Guide Price **£550,000**



Extended three/four bedroom detached home in sought-after Offington area, offering spacious living with lounge/diner, versatile ground-floor reception/bedroom and office, modern kitchen, breakfast room and three further bedrooms upstairs. Benefits include ample parking, garage, and private rear garden. Being offered chain-free.



# Key Features

- Extended Detached House
- Three/ Four Bedrooms
- Lounge/Diner
- Kitchen & Breakfast Room
- Study
- Ground Floor Reception/Bedroom Four
- Bathroom & WC
- Garage
- Ample Off Road Parking
- Chain Free



**3 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

## INTERNAL

Well presented and thoughtfully extended, this impressive three/four double-bedroom detached home offers generous living space in the highly sought-after Offington area. Designed with family living in mind, the property combines style, flexibility, and comfort throughout.

The bright and welcoming layout includes multiple reception areas, including a spacious extended dual aspect lounge/diner with sliding doors opening onto the garden — perfect for entertaining or relaxing. The versatile ground floor also features a study, and a convenient reception room which could be used as a ground floor bedroom, ideal for guests or multigenerational living. The well-appointed kitchen is fitted with a good range of modern units, space for appliances and space for family dining, with direct access to the garden and opens into the breakfast room or sitting room, also a handy ground floor wc. Ascending to the first floor landing are three double bedrooms which are served by a family bathroom.

## EXTERNAL

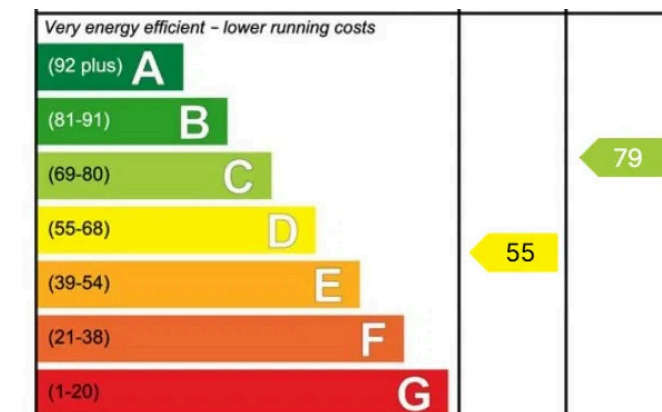
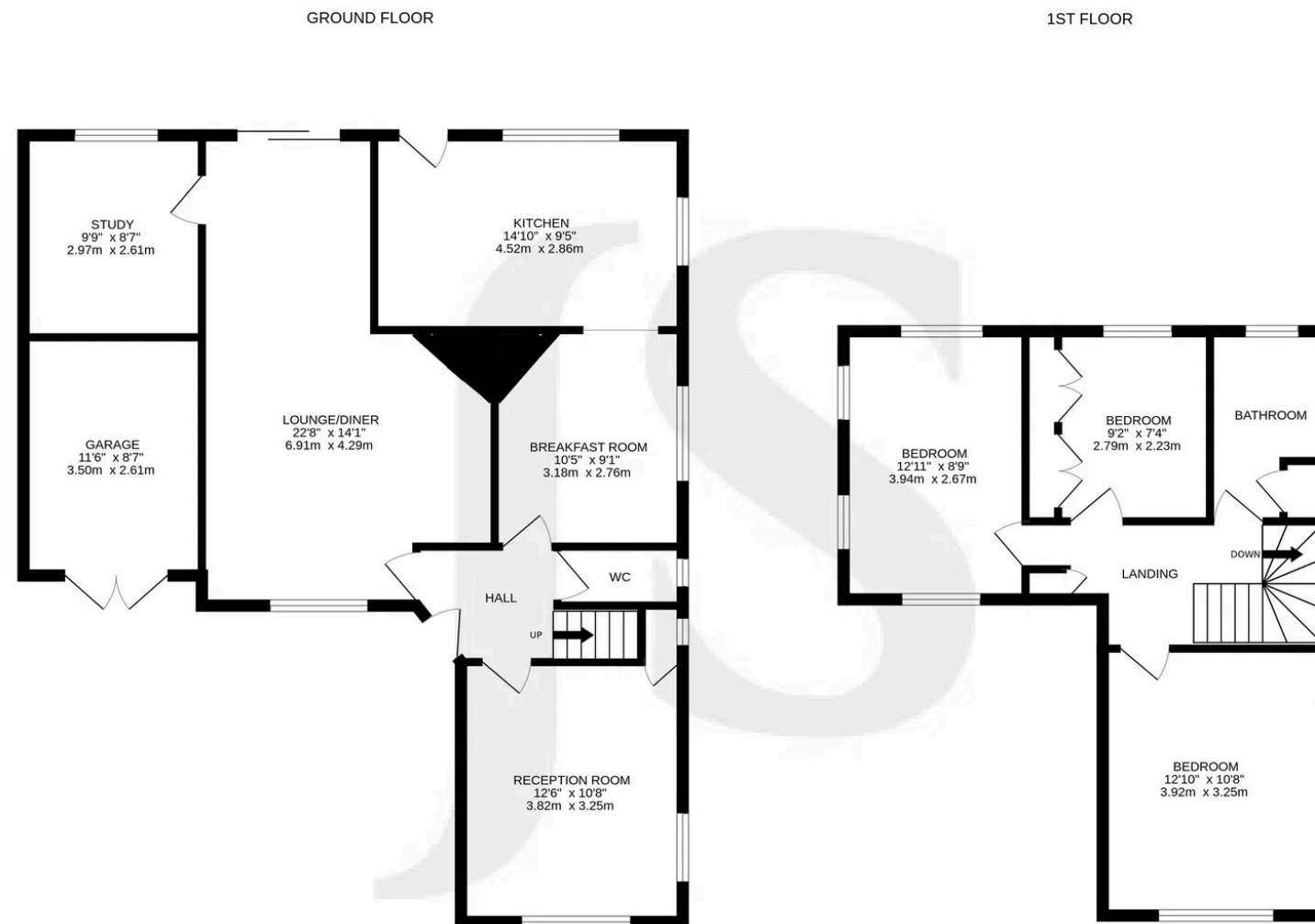
Outside, the property enjoys excellent curb appeal with a lawned front garden, ample off-road parking, and a garage with power and light. The private rear garden is mainly laid to lawn with a patio seating area, mature borders, and side access — perfect for outdoor dining and play.

Additional benefits include gas-fired central heating, double glazing, and the rare advantage of being offered chain-free.

## SITUATED

In a highly sought position near the corner of Gorse Avenue within the Thomas A Becket area of Worthing. Local shops are available within a short walk from the property at either Rectory Road or Broadwater's main high street. Falling under the Thomas A Becket and Broadwater C of E Primary school catchment area the road is very popular with families of all ages. Both Worthing and West Worthing Stations are easily accessible by foot or by car. Buses run along nearby Wiston Avenue or Poulters Lane.





## Property Details:

Floor area as quoted by EPC: 1249 SqFt

Tenure: Freehold

Council tax band: E

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.