



Offington Avenue, Worthing, West Sussex BN14 9PE

Guide Price **£925,000**



Property Type: Detached House

Bedrooms: 4

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: F

- Immaculate Detached House
- Four Double Bedrooms
- Open Plan Kitchen/Dining/Living Area
- Separate Living & Dining Room
- Principal Bedroom with Dressing Room
- Luxury Bathroom
- Utility Room & Ground Floor WC
- Spacious & Stunning Throughout
- Garage & Garden Office
- Sweeping Horseshoe Driveway

Nestled in a sought-after residential area, this immaculate detached house is being offered to the market for the first time in over 20 years and has been lovingly extended and enhanced over this time. Benefitting from four double bedrooms, an open-plan kitchen/dining/living area, and a separate living and dining room, providing versatile and spacious accommodation. Highlights include a principal bedroom with a dressing room, a luxury bathroom, a utility room and a ground floor WC, and a beautifully landscaped garden. The property further benefits from a single garage, a garden office, and a sweeping horseshoe driveway.





INTERNAL

The property is approached via a welcoming entrance hall, immediately giving a sense of the generous proportions and beautifully considered accommodation found throughout this impressive home. At the heart of the property is the magnificent open-plan kitchen/dining/living area, an exceptional space designed perfectly for modern family living and entertaining. Bright, spacious and stylishly finished, this impressive room enjoys wonderful views over the garden and benefits from bi-folding doors with integral blinds, creating a seamless connection between the interior and outside space. Two impressive atrium ceiling lanterns with remote-controlled blinds flood the room with natural light, further enhancing the sense of space and creating a wonderfully bright and inviting environment. The contemporary kitchen is exceptionally well appointed, featuring an excellent range of sleek fitted units with quartz worktops, a four ring induction hob with integrated extractor fan, integrated wine fridge, dishwasher, double ovens and microwave, together with space for a freestanding fridge/freezer. A substantial central island provides additional storage and has integrated power sockets, with wireless phone charger and USB ports. Casual bar seating makes it an ideal place for breakfast or enjoying a coffee while remaining connected to the main living space. The living area provides ample room for comfortable seating and benefits from attractive built-in cabinetry, creating a stylish yet practical family environment. Adjacent to the kitchen is a separate utility room, offering further storage and space for appliances, together with an integral door providing convenient access to the garage. The ground floor also benefits from two further reception rooms, providing exceptional flexibility. The separate living room enjoys a dual aspect and features a beautiful marble fireplace with log burner, creating a cosy and characterful retreat away from the main open-plan space. The separate dining room is also dual aspect and provides an elegant setting for more formal meals and entertaining. Both rooms offer excellent versatility and could easily be adapted to suit individual requirements, whether as additional family rooms, snug, study or entertaining spaces. A convenient ground-floor WC completes the accommodation on this level. Ascending to the first floor, there are four double bedrooms, all offering excellent proportions and versatility. The principal bedroom is a particularly impressive retreat, benefiting from a dedicated walk-in dressing room, providing extensive storage and a private area for getting ready. This creates a luxurious principal suite with a wonderful sense of space and comfort. The remaining three double bedrooms are all well proportioned and are served by the beautifully appointed luxury family bathroom, finished with high-quality fixtures and fittings to create a stylish and relaxing space. The entire property has been maintained and presented to an exceptionally high standard, with considerable attention to detail evident throughout, creating a sophisticated yet welcoming family home.

EXTERNAL

The property benefits from a beautifully landscaped and secluded rear garden, providing a wonderfully private outdoor setting and a natural extension of the impressive internal living accommodation. A generous porcelain-tiled patio provides an elegant space for outdoor dining, entertaining and relaxing, leading onto a beautifully manicured lawn. The garden has been thoughtfully designed to offer a combination of attractive paved and lawned areas, creating a peaceful and low-maintenance outdoor environment, whilst outdoor lighting throughout offers a space to enjoy in the evenings. A particularly valuable addition is the dedicated garden office, equipped with power, heating and internet. This superb additional space provides an ideal solution for working from home, running a business, pursuing hobbies or creating a private studio away from the main house. To the front, a sweeping horseshoe driveway provides an impressive amount of off-road parking for multiple vehicles and creates an attractive approach to the property. The driveway also leads to the single garage, offering secure parking or valuable additional storage. The front garden is predominantly laid to lawn with established shrubbery, while side access provides convenient access through to the rear garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(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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