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74 Offington Avenue, Worthing, BN14 9PP

Guide price £450,000





# 74 Offington Avenue

Worthing, BN14 9PP

A beautifully presented three bedroom semi detached family home situated in one of Offington's most sought after residential locations, offering spacious and versatile accommodation ideal for modern family living.

This attractive property has been well maintained throughout and combines character features with practical living space, making it perfectly suited to growing families and those looking to move straight into a well presented home.

The accommodation briefly comprises a welcoming entrance hall leading to a bright and spacious bay fronted lounge with an opening through to the dining room, creating an excellent open plan feel and providing the perfect space for both everyday living and entertaining guests.

The spacious kitchen offers ample worktop and storage space leading nicely through to the conservatory providing an additional reception area and a wonderful space to relax while overlooking the garden. There is also a ground floor cloakroom.

On the first floor there are three generously proportioned bedrooms, all presented to a high standard, together with family bathroom.

Accessed via bedroom three is a pull down ladder leading to a particularly useful loft area with Velux windows, offering excellent additional storage or flexible hobby and workspace potential.

Externally, the property continues to impress with a fabulous rear garden thoughtfully arranged with a combination of laid to lawn and shingle areas, providing an ideal setting for outdoor dining, entertaining and family enjoyment.

To the front of the property there is a private driveway offering off road parking for several vehicles. Conveniently positioned close to local amenities, highly regarded schools, parks and transport links, this superb home presents a fantastic opportunity to acquire a property in one of Offington's most desirable areas, Offington Avenue.



Entrance Hall

Lounge 14'11 x 11'7 (4.55m x 3.53m)

Dining Room 11'5 x 10'7 (3.48m x 3.23m)

Kitchen 18' x 8'5 max (5.49m x 2.57m max)

Conservatory 14'5 x 9' (4.39m x 2.74m)

WC

First Floor Landing

Bedroom 12'10 x 11'1 (3.91m x 3.38m)

Bedroom 10'1 x 9'11 (3.07m x 3.02m)

Bedroom 6'11 x 6'3 (2.11m x 1.91m)

Bathroom 7'3 x 6'11 (2.21m x 2.11m)

Loft Space

Rear Garden

Private Drive

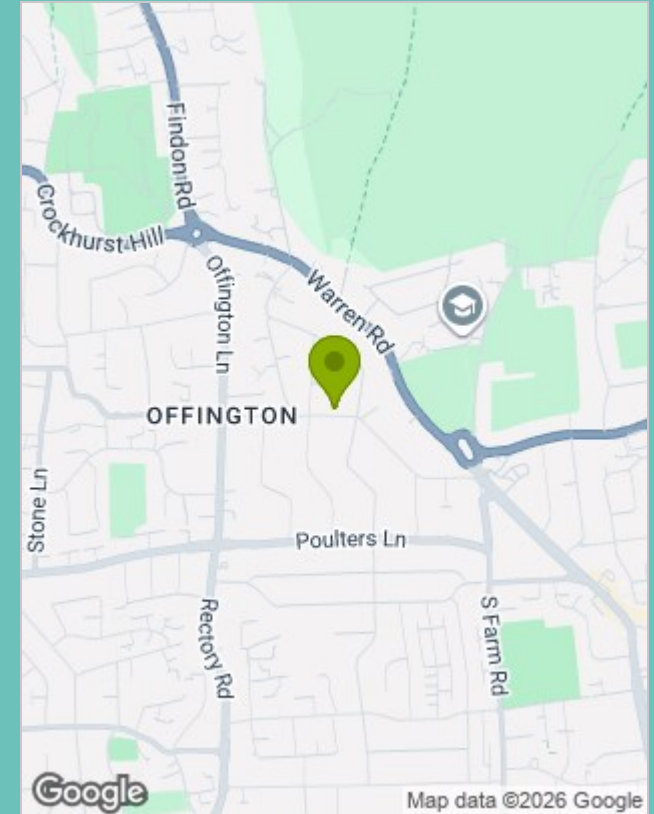




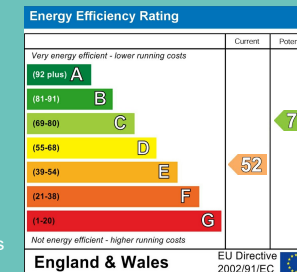
## Floor Plans



## Location Map



## Energy Performance Graph



Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

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