



113 Offington Lane, Worthing, BN14 9RW  
Guide Price £550,000

and company  
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Estate and letting agents



A three double bedroom detached family home situated within the catchment area of Offington. The accommodation consists of a reception hall, open plan lounge and dining room, kitchen, office, hobbies room/garage, ground floor cloakroom, first floor landing, three bedrooms, family bathroom/w.c, loft, private driveway and West aspect rear garden.

- Detached Family House
- Offington Catchment Area
- Three Double Bedrooms
- Three/Four Receptions
- Private Driveway
- Integral Garage/Gym
- West Rear Garden
- Viewing Essential





#### Reception Hall

3.73m x 1.78m (12'3 x 5'10)

Accessed via a solid wood front door. North aspect facing obscure glass double glazed window. Radiator. Central heating thermostat. Wood laminate flooring. Levelled and covered ceiling with ceiling light point. Staircase to first floor landing with an understairs storage cupboard under housing meters.

#### Lounge

3.96m x 3.71m (13'0 x 12'2)

West aspect via double glazed French doors leading to the rear garden. Radiator. Levelled and covered ceiling with ceiling light point. Door to office. Opening to dining room.

#### Dining Room

4.93m into bay x 3.71m (16'2" into bay x 12'2")

East aspect via a double glazed bay window. Radiator. Fitted gas fire with marble surround and mantle over. Dimmer switch. Levelled and covered ceiling with ceiling light point.

#### Kitchen

3.68 x 3.45 (12'1" x 11'4")

Fitted kitchen suite comprising of one and a half bowl single drainer sink unit with mixer taps and storage cupboards below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Space for washing machine. Built in double oven. Four ring gas hob having extractor hood over. Space for upright fridge/freezer. Integrated dishwasher. Pat tiled walls. Wood laminate flooring. Levelled and covered ceiling with inset spotlighting. West aspect double glazed window. Double glazed door to rear garden.

#### Office

2.26 x 2.24 (7'5" x 7'4")

West aspect via a double glazed window. Radiator. Levelled ceiling with ceiling light point. Door leading to integral garage.

#### Ground Floor Cloakroom

1.73m x 1.30m (5'8 x 4'3)

Low level w.c. Wash hand basin set into vanity unit with tiled splashback. Radiator. Wood laminate flooring. Levelled ceiling with ceiling light point. East aspect via an obscure glass double glazed window.

#### First Floor Landing

2.44m x 1.14m (8'0 x 3'9)

Access to fully boarded loft space via a pull down ladder. Doors to all first floor rooms.

#### Bedroom One

4.06 x 3.68 (13'4" x 12'1")

Dual aspect via South and East facing double glazed windows. Range of fitted wardrobes and matching dressing table. Radiator. Picture rail. Dimmer switch. Levelled ceiling with ceiling light point.

#### Bedroom Two

4.09 x 3.73 (13'5" x 12'3")

Dual aspect via South and West double glazed windows. Picture rail. Built in wardrobe. Levelled ceiling with two ceiling light points.

#### Bedroom Three

3.48 x 2.74 (11'5" x 9'0")

West aspect via double glazed windows. Radiator. Dimmer switch. Levelled ceiling with ceiling light point

#### Bath/Shower Room/W.C

2.69 x 2.67 (8'10" x 8'9")

Fitted suite comprising of corner panelled bath, separate step in shower cubicle with wall mounted electric shower unit and tiled surround, pedestal hand wash basin with mixer taps and a w.c. Tiled walls. Radiator. Chrome ladder design radiator. Built in airing cupboard. Tiled flooring. Extractor fan. Levelled ceiling with spotlights. East aspect obscure glass double glazed window.

#### OUTSIDE

##### Private Driveway

Laid to hard standing providing off street parking for several vehicles and in turn leading to the garage. Outside water tap. Side access to rear garden.

##### Rear Garden

Secluded and West aspect with the majority of area being laid to lawn with a patio area. Timber storage shed. Enclosed by fence panelling.

##### Integral Garage

4.88 x 2.39 (16'0" x 7'10")

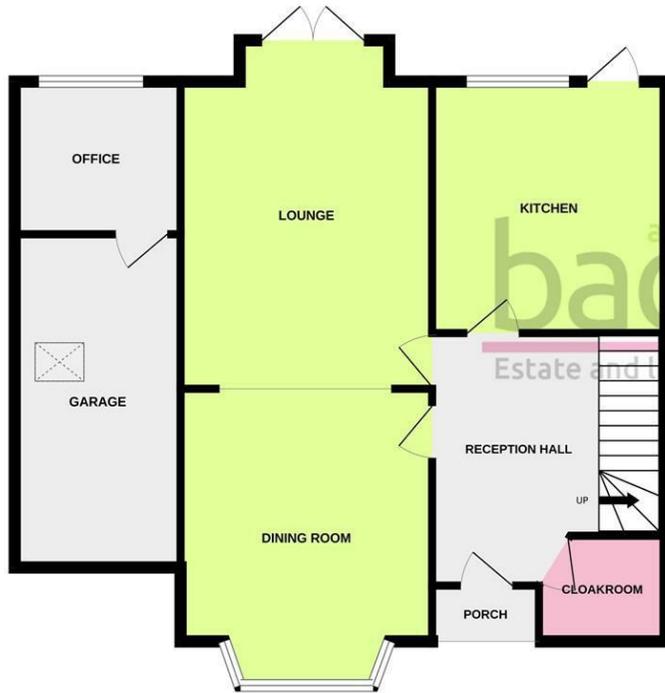
The garage still has its wooden double doors to the front, but internally has been blocked and transformed now benefiting from being carpeted, single skinned, levelled ceiling with ceiling light point and a radiator to create a hobbies room/gym area. South velux window. Door to office. \*\*Planning permission would be required to class this as a formal room.

##### Council Tax

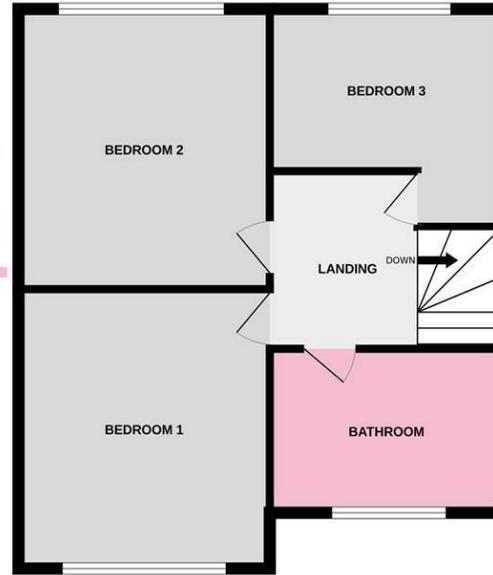
Council Tax Band F



GROUND FLOOR



1ST FLOOR



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 |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   | <b>59</b>               | <b>70</b> |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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