



Offington Drive, Worthing BN14 9PT

Guide Price **£475,000**



Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Semi-Detached House
- Three Bedrooms
- Kitchen/Diner
- Spacious Conservatory
- Lounge
- South Facing Rear Garden
- Ground Floor Shower Room
- First Floor Bathroom
- Off Road Parking
- Favoured Offington Area

This three-bedroom home in sought-after Offington offers spacious and versatile living. Features include a bay-fronted lounge, generous kitchen/diner and a conservatory opening onto a south-facing garden. The ground floor also benefits from a shower room, while upstairs offers three bedrooms and a family bathroom. Outside provides off-road parking.





INTERNAL

A welcoming porch leads into the entrance hall, setting the tone for this well-presented home. The lounge features a charming bay window and an attractive corner fireplace, creating a cosy and inviting living space. The kitchen/dining room is generously sized, offering space appliances, along with ample room for a dining table and chairs — ideal for family meals and entertaining. From here, a door opens onto the south-facing rear garden, while sliding doors lead into a spacious conservatory. This bright triple-aspect room, with French doors to the garden, provides a wonderful additional living space. The ground floor also benefits from a convenient shower room and WC. Upstairs, there are three bedrooms, two of which include fitted wardrobes. A family bathroom completes the first floor accommodation.

EXTERNAL

To the front, there is off-road parking bordered by a brick wall and established shrubs, with side access leading to the rear.

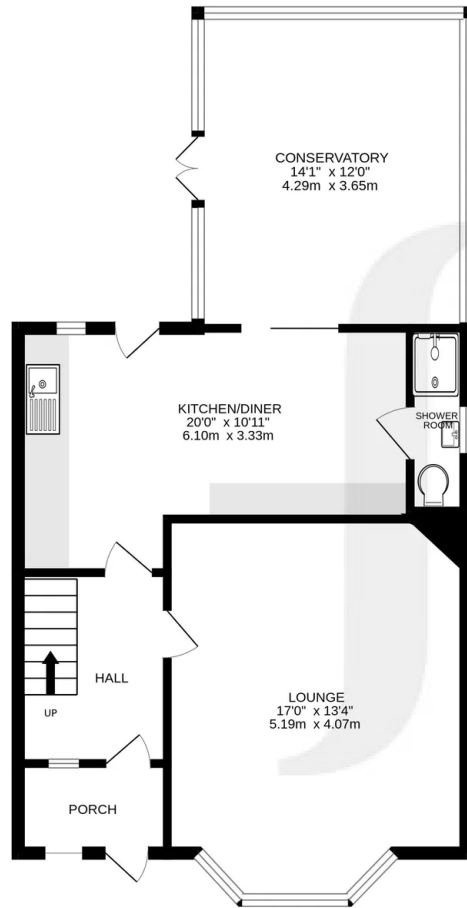
The south-facing rear garden is a good size and a particular highlight, mainly laid to lawn and complemented by a patio area, greenhouse and shed. Surrounded by mature shrubs, trees and flowering plants, offering a generous, secluded outdoor space for gardening, entertaining, or simply enjoying the sunshine.



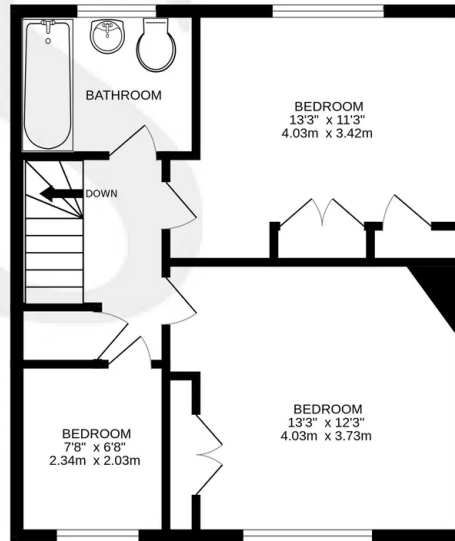
SITUATED

Located in the highly sought-after Offington area, the property is ideally positioned within easy reach of local shopping parades at Thomas A Becket, Broadwater Village and Findon. Regular bus services provide convenient links to surrounding areas, while West Worthing railway station is approximately 0.9 miles away. The A24 and A27 are also easily accessible. Worthing town centre, with its wide range of shops, restaurants, leisure facilities and seafront, is just over a mile away.

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 |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 83 |
| (69-80) | C | | |
| (55-68) | D | 58 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |