



Offington Drive | Worthing | BN14 8PT  
£725,000





This 1920's detached house boasts four bedrooms, two bathrooms and two reception rooms. To the rear is a kitchen/ breakfast room which overlooks a stunning 150ft rear garden. Benefits also include ample off road parking and a double length garage.





## Key Features

- Detached Family Home
- Four Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Double Length Garage (Currently a gym)
- Kitchen/Diner
- Impressive Rear Garden (approx 150 ft)
- Off Road Parking
- Popular Residential Street



**4 Bedrooms**



**2 Bathrooms**



**2 Reception Rooms**

### INTERNAL

This character-filled family home provides space and natural light throughout. The ground floor is accessible via a porch which opens up to a spacious hallway providing access to a cloakroom with WC, storage cupboard, kitchen/ breakfast room and the living room. To the front is a generous reception room which has exposed parquet flooring, a fireplace and a South facing bay window which floods the room with sunlight. Adjacent, is a second reception room which is double aspect and leads through to the kitchen/ breakfast room via a quaint passage with book shelving. The fitted kitchen/ breakfast room spans the width of the house and overlooks the impressive rear garden. Access to both the rear garden and driveway are available at either end of the kitchen and a utility room is accessible from the rear patio.

The first floor accommodation comprises four bedrooms, three of which are generous doubles with built in storage. Bedroom one and two have attractive South facing bay windows and bedroom one has an ensuite bathroom. Further off the landing is a large four piece family bathroom and access to a loft.

### EXTERNAL

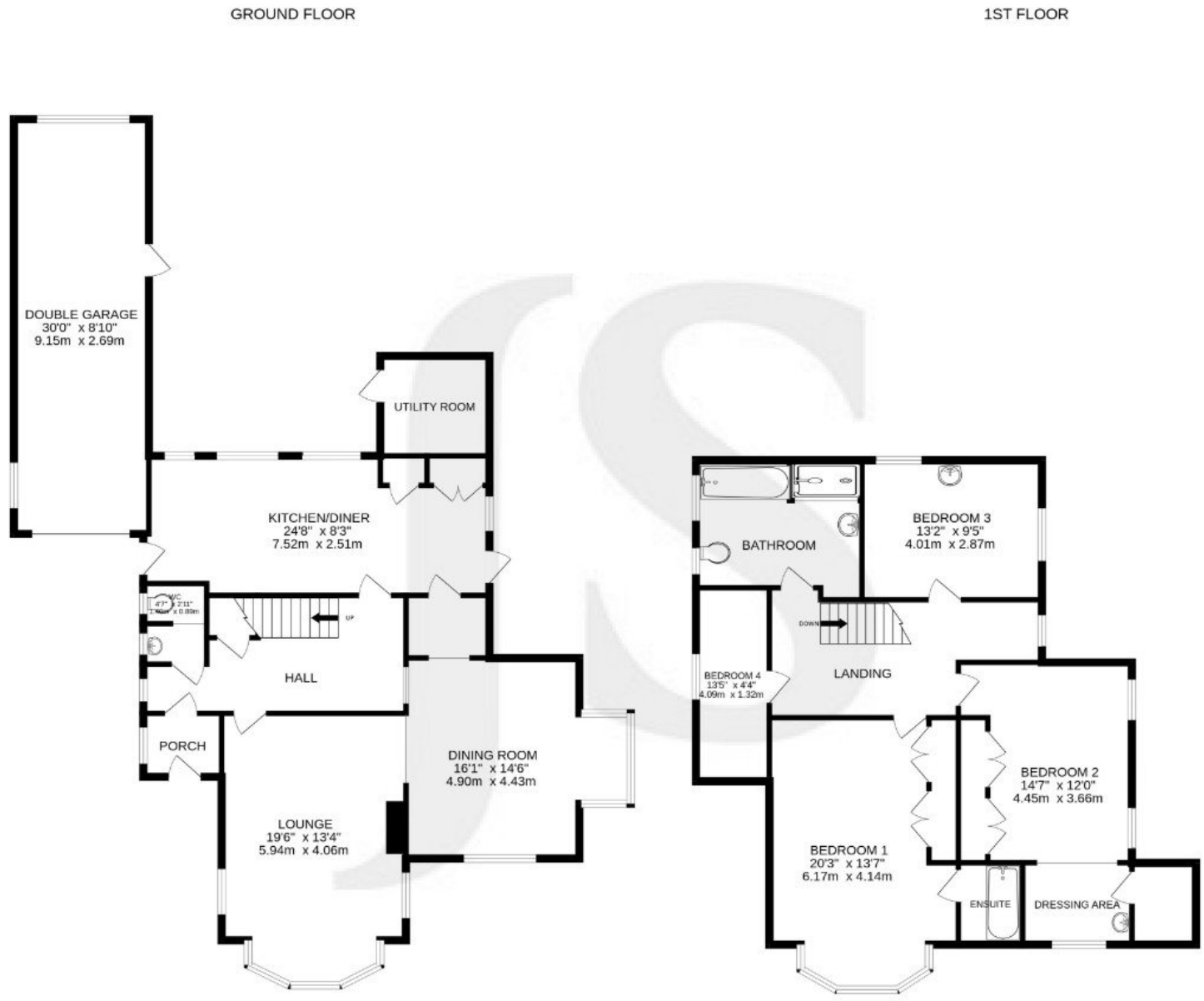
Located on a large, secluded plot this property has a driveway to the front with space for multiple vehicles and leads to the double length garage. The stunning rear garden is approximately 150ft in length and wraps around the side of the house, mainly laid to lawn with a large patio area which is ideal for entertaining. From the patio is side access to a garage which has been converted into a home gym and an additional outbuilding provides a utility room with plumbing for a washing machine.

### SITUATED

Located in the sought-after Offington area with local parks, recreational grounds, schools and colleges nearby. Local amenities can be found at Broadwater shopping parade and Thomas a Becket shops, approximately half a mile away. The property provides easy access to A27 and A24. Bus services run nearby. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres, leisure facilities and the seafront is approximately one and a three quarter miles away. The nearest train station is Worthing which is approx. one and a quarter miles way.







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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area as quoted by EPC: 2013 sqft  
 Tenure: Freehold  
 Council tax band: F

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.