



The Plantation | Worthing | BN13 2AJ  
Offers Over **£425,000**





We are pleased to present to the market this semi-detached house situated in the popular Offington area. The property comprises three bedrooms, lounge, kitchen, dining room, conservatory and modern shower room. Front and rear gardens, garage and close to local amenities.



Property details: The Plantation | Worthing



## Key Features

- Semi Detached House
- Well Presented
- Three Bedrooms
- Kitchen
- Lounge
- Dining Room
- Shower Room with Separate WC
- Conservatory
- Front and Rear Gardens
- Garage



**3 Bedrooms**



**1 Bathroom**



**3 Reception Rooms**

### INTERNAL

Entrance hall with under stairs cupboard, the lounge has a bay window and gas fire with views over the pretty front gardens. Kitchen has a range of matching units with inset hob and extractor over and integrated oven with grill above, space for fridge/freezer, dishwasher and washing machine, back door to the side access. Opening from the hall the dining room has French doors leading into a good sized conservatory which leads to the rear garden. On the first floor landing the airing cupboard houses the boiler and has loft access. Bedroom one has a dual aspect and built in wardrobe, bedroom two has fitted wardrobes with mirrored sliding doors and bedroom three a built in cupboard. Modern shower room with walk in double shower and wash hand basin, separate wc.

### EXTERNAL

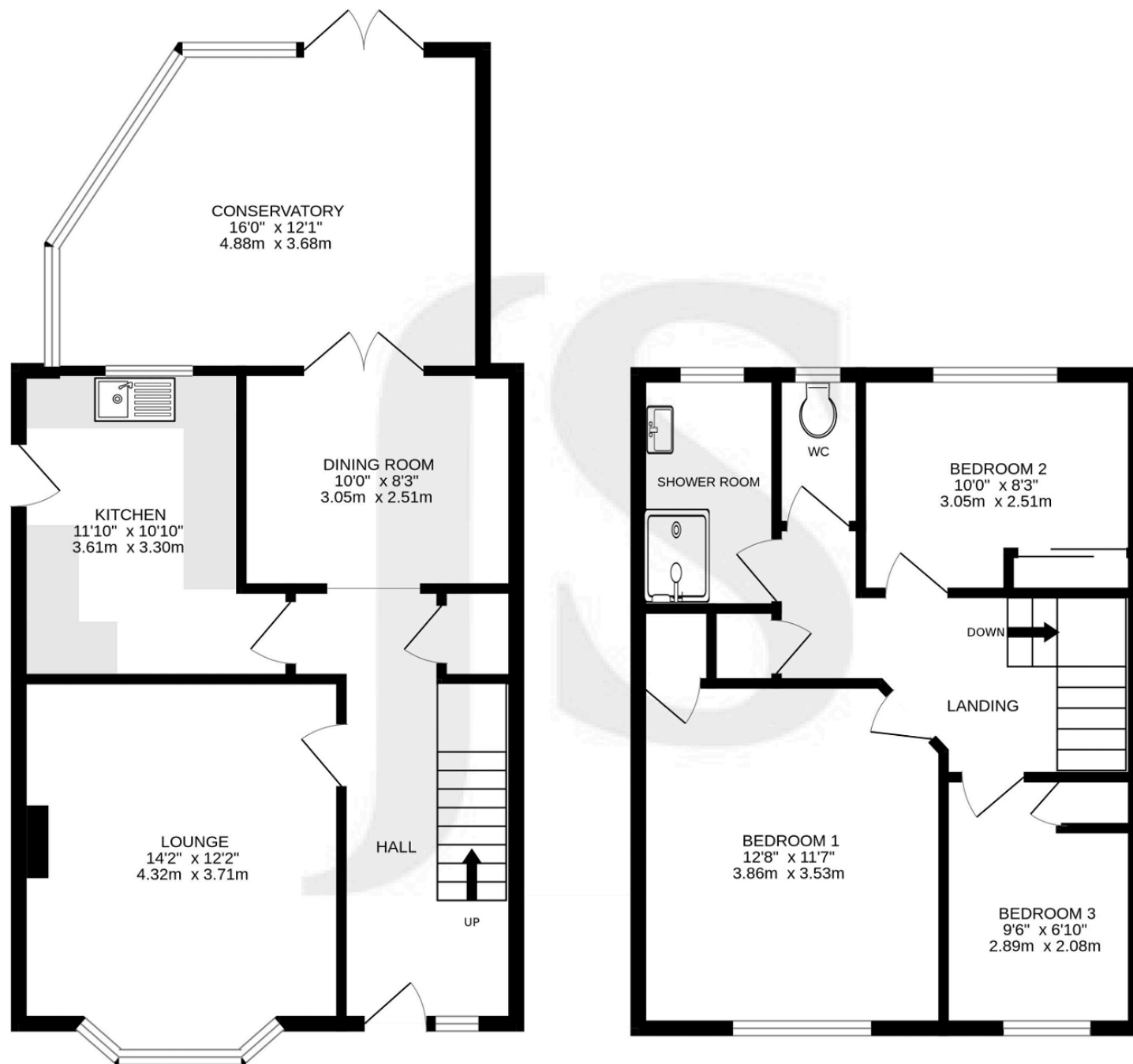
The front garden is laid to lawn with shrub and flower borders, shared driveway leading to the garage and side access to the rear. The rear garden is mainly laid to lawn with a decked area at the rear and shed.

### SITUATED

The property is situated on the borders of Offington within close proximity to the local amenities on Salvington Road; with shops, pubs and local park nearby. Also Findon Valley parade with GP surgery and Thomas a Becket amenities are not far. Bus routes close and main A27 & A24 roads. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities are approximately 2 1/2 miles away. The nearest train station is West Worthing which is just over a mile away.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

## Property Details:

Floor area as quoted by EPC: 957 SqFt

Tenure: Freehold

Council tax band: C

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.