



Offington Lane | Worthing | BN14 9RT  
Guide Price **£700,000**



We would like to offer this detached three bedroom home set in 1/3 acre plot therefore benefitting a large rear garden, the property is full of character and original features but is in need of modernisation. Good sized lounge, separate dining room, kitchen, bathroom & wc, ground floor wc. Garage and ample off road parking. Being sold chain free.



## Key Features

- Detached House
- Three Double Bedrooms
- Good Sized Living Room
- Separate Dining Room
- Situated in a 1/3 Acre Plot
- In Need of Modernisation
- Kitchen & Utility Room
- Garage & Ample Off Road Parking
- Chain Free
- Favoured Offington Area



**3 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

### INTERNAL

This home is full of character and has a dual aspect lounge with doors leading to the rear garden. From the lounge sliding doors open into the dining room which has space for table and chairs and the same garden views. The kitchen is adjacent to the dining room and has range of base and wall units with space for appliances, door to utility room which also leads to the front and side of the property. Ground floor WC also compliments this floor. The first floor landing has loft access hatch via a ladder and is part boarded. Three double bedrooms on this floor with fitted wardrobes, bathroom and separate WC.

### EXTERNAL

Situated on a large third acre plot and set back from the road. The private driveway has ample space for off road parking and leads to the garage. Gated side access to the rear of the property and leading to the large rear garden with a plethora of trees and shrubs, greenhouse and summerhouse.

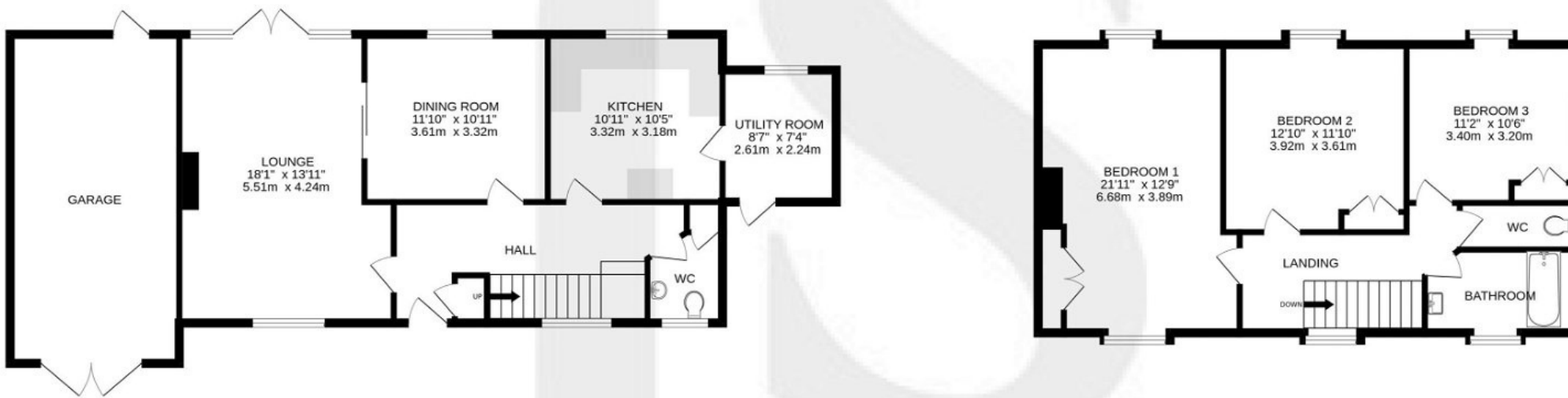
### SITUATED

In the sought after Offington area and local shops are within a reasonable distance at either Thomas a Becket, Broadwater or Findon Valley shopping parade. Worthing Golf club, Worthing College, primary and high schools close by. Bus services to surrounding districts are also within easy reach. The nearest railway station is West Worthing which is approximately 0.9 miles away. Easy access to main roads A24 & A27. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres, leisure facilities and the seafront is approximately one and a half miles 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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## Property Details:

Floor area as quoted by EPC: 1668 SqFt

Tenure: Freehold

Council tax band: E

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.