



Offington Lane | Worthing | BN14 9RT  
Offers Over **£685,000**





We would love to offer this beautiful detached house in the sought after Offington area, this spacious home benefits good sized lounge, the open plan, modern kitchen/dining room is a real feature, conservatory, three double bedrooms, walk in dressing room and shower room.



Property details: Offington Lane | Worthing

## Key Features

- Detached House
- Three Double Bedrooms
- Large Open Plan Kitchen/Dining Room
- Spacious Lounge
- Conservatory
- Contemporary Shower Room
- Well Presented
- Rear Garden
- Ample Off Road Parking
- Close to Local Amenities



**3 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

### INTERNAL

Porch leads into this spacious entrance hall which opens into the kitchen/dining room, this 30ft triple aspect room is flooded by natural light and offering ample space for dining table and chairs, the modern kitchen has a good range of units with space for appliances and French doors leading to the rear garden. The dual aspect lounge has a door leading to the rear, open brick fireplace and exposed beams to add real character to this room. Conservatory has lovely views over the rear garden. Ground floor wc compliments this floor. Ascending to the first floor you have three double bedrooms; one with plenty fitted wardrobes and walk in dressing area, the other with walk in dressing room. Contemporary shower room also on this floor.

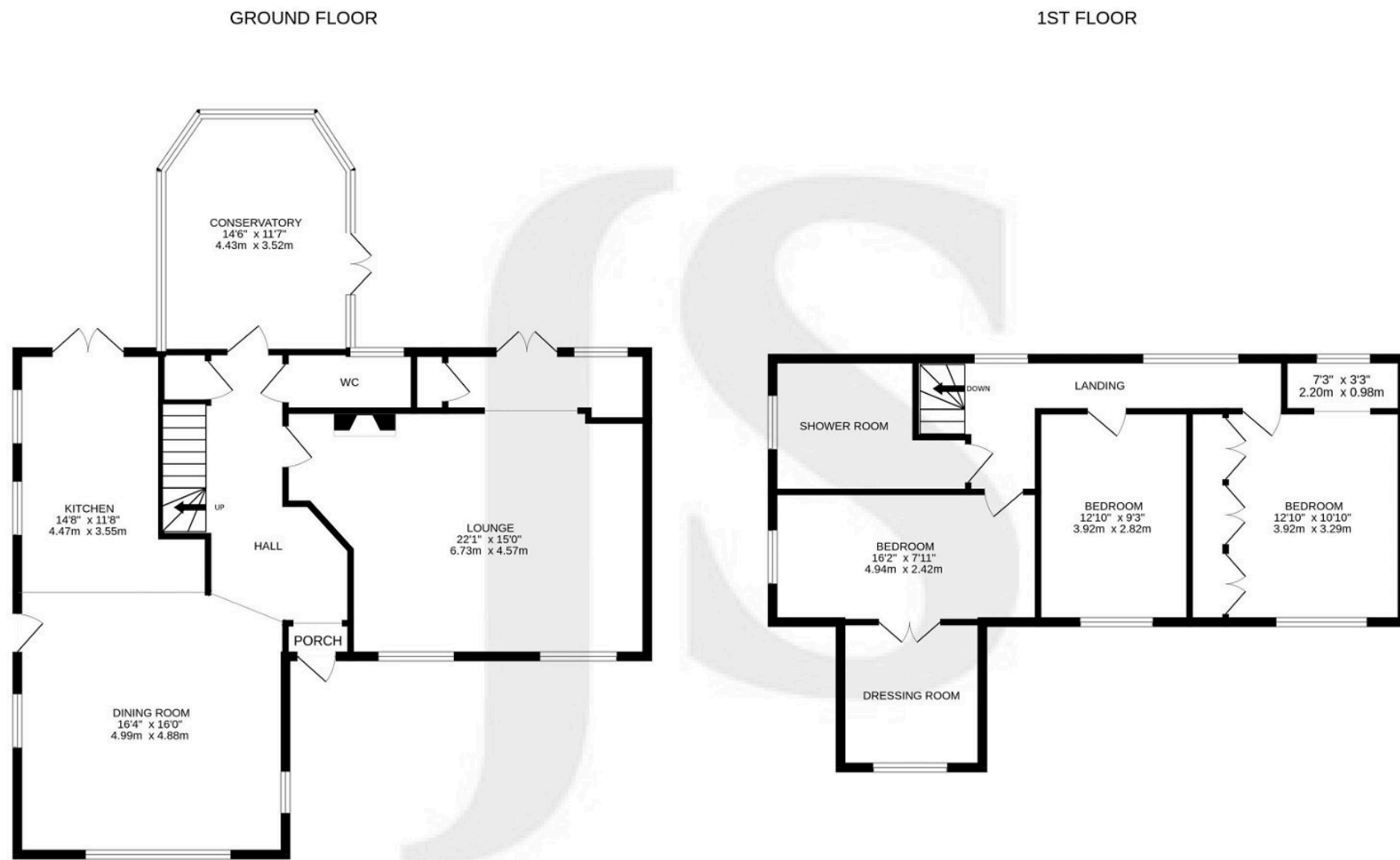
### EXTERNAL

Block paved driveway benefiting ample off road parking, side access to the rear which is mainly laid to lawn with shrub borders, summerhouse and decked seating area.

### SITUATED

In the sought after Offington area, with local shops nearby at Thomas a Becket, Broadwater and also at Findon Valley shopping parade. Worthing Golf club, Worthing College, primary and high schools are 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.





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>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(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: 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.