



Offington Avenue | Worthing | West Sussex | BN14 9PH  
Guide Price **£500,000**







We would like to present this extended semi-detached house with a good sized west facing rear garden. The property has three bedrooms, separate lounge, dining area, large kitchen/breakfast room, ground floor cloakroom/wc, bathroom, garage and off road parking.





## Key features:

- Extended Semi-Detached House
- Three Bedrooms
- Large Kitchen/Breakfast Room
- Dining Area
- Separate Lounge
- Ground Floor Cloakroom/WC
- Garage
- Off Road Parking
- West Facing Rear Garden
- Favoured Offington Area

 3 Bedrooms

 1 Bathroom

 2 Living Rooms

**INTERNAL** The separate lounge has a bay window and overlooks the front of the property. The property has been extended at the rear so offers a good sized kitchen/breakfast room with sliding door to the rear garden and opens into the dining area. The inner hall leads to the ground floor cloakroom and the side of the property. On the first floor you have three bedrooms and a bathroom.

**EXTERNAL** Good sized west facing rear garden is a selling point of this property. The garden is mainly laid to lawn with mature shrub borders, a raised pond, shed, greenhouse and a patio area.

**SITUATED** In the favoured Offington area with local parks, recreational grounds, schools and colleges nearby. The property provides easy access to the stunning South Downs and within walking distance of three beautiful golf courses. Easy access to local amenities in Broadwater Village, Thomas a Becket or Findon Valley and close to the main A27 and A24 roads, 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. West Worthing tennis and squash club and David Lloyd gym are also within 10 minutes drive away. The nearest train station is Worthing which is approx. one and a quarter miles way.

### ENTRANCE HALL

**LOUNGE** 15' 1" x 11' 5" (4.6m x 3.48m)

**DINING AREA** 11' 5" x 10' 6" (3.48m x 3.2m)

**KITCHEN/BREAKFAST ROOM** 17' 8" x 16' 8" (5.38m x 5.08m)

### CLOAKROOM/WC

### FIRST FLOOR

**BEDROOM ONE** 12' 11" x 10' 11" (3.94m x 3.33m)

**BEDROOM TWO** 10' 6" x 9' 11" (3.2m x 3.02m)

**BEDROOM THREE** 8' 6" x 6' 6" (2.59m x 1.98m)

**BATHROOM** 6' 11" x 6' 11" (2.11m x 2.11m)

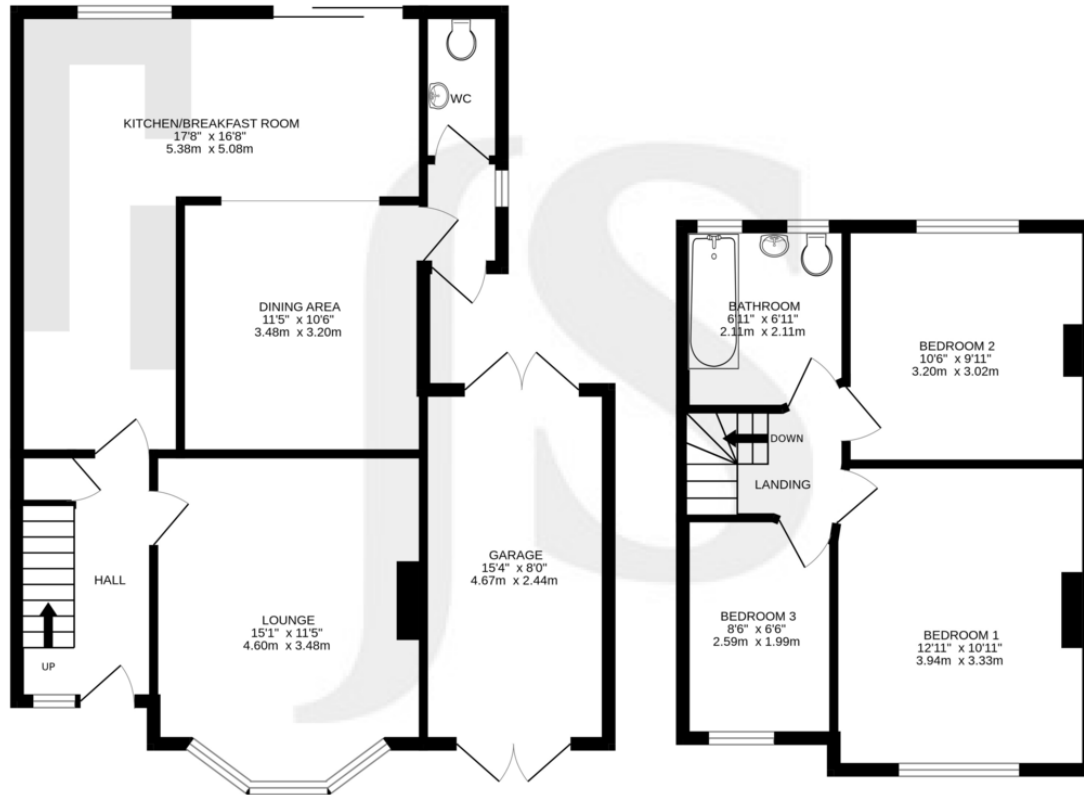
**GARAGE** 15' 4" x 8' 0" (4.67m x 2.44m)

### COUNCIL TAX BAND E

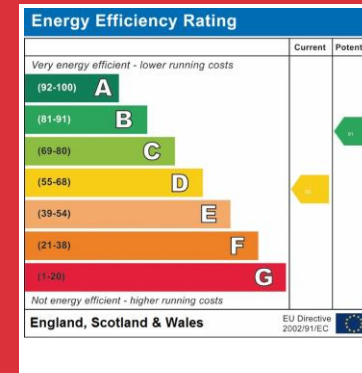


GROUND FLOOR

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: 1,012 sq ft (94 sq m) – Floor area is quoted from the EPC

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.