



Warren Road | Offington | BN14 9QX  
Offers Over **£850,000**





We would love to present this spacious detached house on a generous plot backing on and with direct side access to Worthing Golf Course. The property boasts five bedrooms, modern fitted kitchen/dining room, living room, dining room, study, ground floor cloakroom/wc, an annexe with ensuite, extensive parking and large gardens. The plot has potential for development, subject to necessary planning consent. Must be viewed to appreciate this exclusive location.



Property details: Warren Road | Offington | BN14 9QX

# Key Features

- Detached Family Home
- Five Bedrooms
- Three Reception Rooms
- Potential For Development (STNP)
- Separate Annexe with En-Suite
- Off Road Parking For Multiple Vehicles
- Out Building For Home Office/ Hobbies Room
- Backing On To Worthing Golf Course
- No Onward Chain
- Approximately 0.4 acres

 **6 Bedrooms**

 **3 Bathrooms**

 **3 Reception Rooms**

## INTERNAL

Impressive hallway upon entering this property leading to a good sized living room with bay window, the property benefits from a separate dining room, study and cloakroom/wc. This good sized kitchen/ diner is ideal for entertaining with a large central breakfast island providing bar seating and access via sliding doors to the impressive rear garden. This modern fully fitted kitchen has a good range of base and wall units, features a large range cooker with gas stove, extractor fan, dishwasher, large fridge/ freezer and washing machine, space for dining table and chairs. On the first floor are five bedrooms, bathroom and a shower room. Bedroom one features a roof terrace which overlooks the beautiful and secluded rear garden.

## EXTERNAL

Built in the 1930's this impressive home is set back from Warren road with access via a long driveway and is situated on a 0.38 acre plot. A large front garden runs adjacent to the driveway which provides parking for multiple vehicles. To the West is a side gate leading to sought after Links Road and the opposite side provides access to a generous and secluded rear garden which backs onto Worthing Golf Course. The rear garden is mainly laid to lawn with multiple areas to dine and entertain, whilst capturing the sunshine all day long. There is a brick built storage room beneath the roof terrace and two further storage buildings in the garden. Finally there is a cabin (ready for lining) which is ideal for home working. The plot could potentially allow for development, however obtaining necessary planning consent would be required.

## SITUATED

Perfectly located at the foot of the South Downs providing beautiful countryside walks to Cissbury Ring from your doorstep. In the highly desirable and sought after area of Offington. Local shops can be found close by in Broadwater Village and Findon Valley. The property provides easy access to the A27 and A24 which offers routes over to Brighton, London and Chichester. There are a selection of schools and colleges within the local area for all ages. Worthing town centre and seafront with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately two miles away, bus services run nearby.

### ENTRANCE HALL

LIVING ROOM 16' 4" x 15' 10" (4.98m x 4.83m)

KITCHEN/DINING ROOM 17' 8" x 15' 10" (5.38m x 4.83m)

DINING ROOM 12' 5" x 12' 5" (3.78m x 3.78m)

STUDY 12' 3" x 9' 10" (3.73m x 3m)

CLOAKROOM/WC

### FIRST FLOOR

BEDROOM ONE 12' 5" x 12' 5" (3.78m x 3.78m)

BEDROOM TWO 12' 5" x 9' 10" (3.78m x 3m)

BEDROOM THREE 13' 9" x 7' 10" (4.19m x 2.39m)

BEDROOM FOUR 13' 9" x 7' 10" (4.19m x 2.39m)

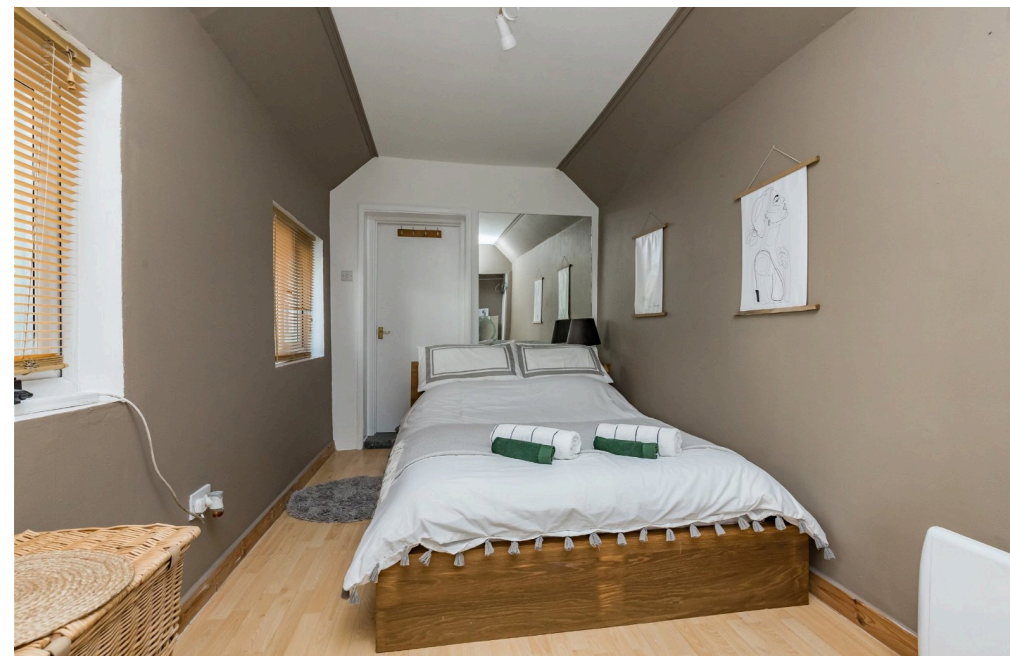
BEDROOM FIVE 9' 10" x 9' 10" (3m x 3m)

BATHROOM

SHOWER ROOM

ANNEXE 16' 4" x 7' 2" (4.98m x 2.18m) Separate to the main house is an annexe which is set up as a guest bedroom with ensuite shower room.

OUTBUILDING 15' 3" x 7' 2" (4.65m x 2.18m)



# Warren Road, Worthing



Approximate Gross Internal Area = 209.16 sq m / 2251.38 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>			
(39-54) <b>E</b>	80		
(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: 1894 SqFt

Tenure: Freehold

Council tax band: G

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.