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Description

We are delighted to offer to market this beautifully presented detached bungalow situated in a private cul-de-sac in the favoured Offington location with local shops, buses and mainline station nearby.

Accommodation offers three double bedrooms, master with an en-suite WC, spacious open plan living room/dining room, kitchen, shower room, utility area and a conservatory. Other benefits include a large south facing garden and a garage.

Key Features

- Stunning Detached Bungalow
- Three Double Bedrooms
- Conservatory
- Garage
- Located in a Private Cul-De-Sac
- Master Bedroom with En Suite
- South Facing Rear Garden
- Council Tax Band E





Entrance Hall

4.67 x 3.12 (15'4" x 10'3")

Feature double glazed stained glass window, cupboard providing hanging space and storage, several power points, radiator, access into the loft via a hatch and descending ladder, coving and wood flooring.

WC

Double glazed frosted window to side aspect, low flush WC, basin set in vanity unit with mixer tap, glass splashback and downlighters.

Lounge/Dining Room

Double glazed bay window to rear aspect overlooking the attractive garden, feature flame effect fire with stone surround, hearth and wooden mantel, tv point, radiator, coved and skimmed ceiling, wooden flooring throughout leading into the dining room which has a further radiator, space for dining room table and chairs, and doors leading into the conservatory.

Pitched Roof Conservatory

4.09 x 3.78 (13'5" x 12'5")

Double glazed french-style doors leading onto the rear garden, power points and tiled flooring.

Kitchen

3.63 x 2.72 (11'11" x 8'11")

Double glazed windows, natural

wood Shaker style kitchen with a range of wall and base units, contemporary white sink with mixer tap and drainer inset into a roll top work surface, integrated appliances such as a Zanussi oven and combination oven, induction hob with extraction unit above, built in refrigerator, space and plumbing for washing machine, coved and skimmed ceiling, part tiled walls and door leading out onto the driveway.

Bedroom One

3.96 x 3.68 (13'0" x 12'1")

Double glazed bay window to front aspect giving the bedroom a lovely light and airy feel, built in wardrobes providing hanging space and storage, tv point, power points, picture rail, coving and folding doors leading into:

En Suite Shower Room

Frosted double glazed window to side aspect, fitted shower cubicle with glass door, rainfall shower head and separate attachment, heated towel rail, close coupled WC, cameo style wash hand basin with storage below, wall mounted mirrored vanity unit, tiled walls, linoleum flooring, coved and skimmed ceiling.

Bedroom Two

3.94 x 3.02 (12'11" x 9'11")

Double glazed bay window to rear aspect, built in wardrobes

providing hanging space and storage, cupboard housing the pressurised water tank servicing, tv point, power points, radiator, picture rail, wooden flooring and coving.

Bedroom Three

3.15 x 3.05 (10'4" x 10'0")

Double glazed window to rear aspect, built in mirror fronted wardrobes providing hanging space and storage, tv point, power points, wooden flooring and coving.

Shower Room

Frosted double glazed window to front aspect, a three piece suite comprising of a corner shower cubicle, cameo-style wash hand basin with storage below, low level flush WC with concealed cistern, wall mounted cupboard providing storage, towel rail, radiator, wall mounted mirror, tiled walls, linoleum floor and coving.

Outside

Driveway

Block paved driveway and gravel area which also forms part of a car hard standing area with mature trees and shrubs and flowerbeds.

Garage

4.88 x 3.05 (16'0" x 10'0")

The brick built garage has a remote controlled up and over door, a hard standing floor, various wall mounted shelves, racks and storage cupboards.

South Facing Rear Garden

Patio steps leading down from the conservatory to a patio area, the garden otherwise is laid to lawn with established plants, flower and shrub borders, shingled path leads to an attractive arbour and large wooden shed, shingled pathway leading to the side of the property, wooden gated access to the front driveway, exterior wall mounted lighting, outside tap and exterior power points.



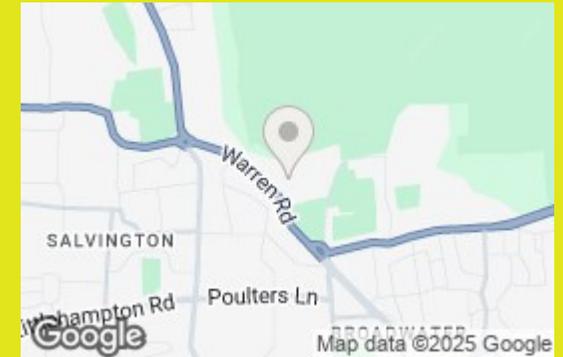


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30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co

Floor Plan Hillside Avenue



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
		79			
		63			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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