



Price
£700,000
Freehold

Offington Drive, Worthing

- Detached Family Home
- Two/Three reception Rooms
- Off Road Parking for Multiple Cars.
- EPC Rating - TBC
- Freehold
- Three/Four Bedrooms
- Wrap Around South Facing Garden
- Sought After Offington Location
- Ideal Project to Improve
- Council Tax Band - F

Robert Luff & Co are delighted to offer this wonderful detached family home, ideally situated in this Offington Park location, with local schools, shops, parks, bus routes, and easy access to both the A27 and A24 all nearby. Versatile accommodation offers entrance hall, ground floor WC, bay fronted lounge, formal dining room, kitchen/breakfast room and ground floor bedroom four/reception three. Upstairs are three double bedrooms, with ensuite facilities, family bathroom and separate WC. Other benefits include hard standing long driveway to garage, and feature landscaped wrap around south facing gardens.

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Accommodation

Entrance Porch

Front door into entrance porch. Double-glazed window to side aspect. Hanging space.

Entrance Hall

Stairs lead up. Radiator. Understairs storage cupboard, thermostat.

Ground Floor WC

Double-glazed window to front aspect. Low level flush WC. Wash hand basin with chrome mixer tap set into vanity unit. Part tiled walls. Towel rail.

Lounge 22'4" x 12'10" (6.81 x 3.93)

A triple aspect room with a beautiful double-glazed floor to ceiling bay south facing window overlooking the garden. Double-glazed windows to both sides, enjoying views over the gardens. Radiator. TV point. Telephone point.

Kitchen/Breakfast Room 19'8" x 9'7" (6.019 x 2.94)

A range of matching wall and base units. Roll worktop incorporating a stainless steel sink unit with mixer taps and drainer. Eye level double oven. Four ring hob. Space and plumbing for washing machine. Space for fridge/freezer. Larder cupboard with sliding doors. Space for table and chairs. Double-glazed window to side and rear overlooking the rear garden. Access to rear lobby.

Rear Lobby

Part-glazed door leading to driveway and garden access. Hanging space. Built in cupboard housing 'Worcester' boiler and gas meter.

Formal Dining Room 14'0" x 13'6" (4.279 x 4.140)

Two double-glazed windows to side aspect. Radiator. Space for formal dining table and chairs. Exposed feature brick wall. Built in dresser with shelving and glass display cabinet.

Third Reception Room/Ground Floor Bedroom Four 12'2" x 10'0" (3.729 x 3.061)

Double-glazed window to rear and side aspect overlooking garden. Radiator. Space for furniture.

First Floor Landing

Double-glazed window to front. Radiator. A range of fitted wardrobes with shelves and hanging space. Loft hatch with pull down ladder. Built in airing cupboard housing tank. Feature double doors opening onto:

Bedroom One 16'11" x 12'11" (5.174 x 3.947)

Double-glazed window to south, east and west flooding the room with natural light. Built in wardrobes. Radiator. Bedside reading lights.

Bedroom Two 16'11" x 12'11" (5.174 x 3.947)

Double-glazed window to south and side aspect. Radiator. Space for furniture. Doorway to ensuite wash hand basin with vanity shelf, mirror. Double-glazed frosted window to side aspect. Built in wardrobes with shelves.

Bedroom Three 13'8" x 9'8" (4.173 x 2.951)

Double-glazed window to south and side aspect. Radiator. Space for wardrobes. an original Bristol pedestal wash hand basin with tiled surround.

Bathroom

Double-glazed frosted window to side aspect. Walk in shower cubicle enclosed with glass sliding door. Wash hand basin inset into vanity unit with panel surround and cupboard below. Radiator. Heated towel rail.

Separate WC

Double-glazed frosted window to front aspect. Low level flush WC.

Outside

Rear Garden

This wonderful family home boasts a stunning landscaped wrap around garden facing south westerly enjoying the sun all day long, being laid to lawn with attractive flower and shrub borders and totally enclosed. A large paved patio area is to the East of the house with vegetable patch and greenhouse. Access to the garage and workshop. Outside water tap.

Driveway

A sweeping drive comes off the road and leads to the garage with further hard standing space for multiple cars, and ideal space for extension.

Garage/Workshop

Up and over door. Power and light. Door to side access into store.

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

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

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