



Offers In Excess Of
£650,000
Freehold

Offington Gardens, Worthing

- Stunning Refurbished Family Home
- Exclusive Offington Park Home
- Five Double Bedrooms
- Two En-Suite Bathrooms
- Annexe Potential
- EPC Energy Rating E (50)
- Refitted Kitchen & Utility Room
- Stunning Master Suite
- Gardens & Garage
- NO FORWARD CHAIN

Robert Luff & Co 'Premier' are delighted to offer to market this exclusive fully refurbished and extended 5/6 bedroom family home ideally situated in this favoured Offington Park location with local schools, shops, parks, bus routes, mainline station and easy access to both the A24 & A27 all nearby. Versatile accommodation offers entrance hall, living room, lounge / dining / family room, refitted kitchen and utility room, ground floor W.C and annexe consisting of ground floor bedroom 6 with fitted wardrobes and en-suite shower room. Upstairs are four double bedrooms with stunning refitted family bathroom while the top floor consists of a beautiful master suite with bedroom, lounge area, dressing area and stunning bathroom. Other benefits include off road parking, garage and an 80ft 'L' shaped rear garden. The property has been finished to a high standard throughout with great attention to detail and viewing is a must.

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Accommodation

Double glazed frosted door into:

Entrance Hall

Two double glazed windows to front and side, stairs up to first floor, Karndean flooring throughout, radiator, door into:

Ground Floor W.C

Double glazed window to front, low level flush W.C with push button flush, wash hand basin inset to vanity unit chrome mixer tap and splash back.

Lounge Dining Room / Family Room 26'11" x 13'7" (7.90 x 4.14)

Double glazed window to rear over looking the garden, Karndean flooring throughout, radiator, feature central island finished in stunning natural stone with pop up power points and built in cupboards below, feature bi-folding doors with built blinds opening out onto the patio, two designer vertical radiators, space for 8 seater table and chairs, skimmed ceiling and spotlights.

Refitted Kitchen 10'10" x 8'4" (3.30 x 2.54)

Double glazed windows to side aspects, stunning tiled floor throughout, single sink unit with designer chrome mixer tap inset to feature natural stone work surfaces, matching range of high gloss wall and base units, two built in ovens with five ring gas hob, feature splash back and chrome extractor hood above, built in eye level microwave, integrated dishwasher and fridge freezer, tiled splash back, radiator, skimmed ceiling, spotlights, door leading into:

Utility Room 8'4" x 5'0" (2.54 x 1.52)

Double glazed window to rear, tiled floor, radiator, natural stone work surface, with base units below, space and plumbing for washing machine and tumble dryer, double glazed frosted door leading out to the garden, skimmed ceiling and spotlights.

Annexe / Ground Floor Bedroom 10'3" x 8'4" (3.12 x 2.54)

Double glazed windows to front and side aspects, Karndean flooring, radiator, TV point, skimmed ceiling and spotlights, built in wardrobe with hanging space and shelving.

En-Suite Shower Room

Double glazed frosted window to side aspect, walk-in shower cubicle with feature black glass panel, wash hand basin inset to vanity unit with designer chrome mixer tap, designer radiator, part tiled walls.

First Floor Landing

Double glazed window to front, feature glass finished balustrade, space for study area, spotlights.

Bedroom Two 14'4" x 13'7" (4.37 x 4.14)

Two double glazed windows to front, radiator, wall mounted TV, space for wardrobes, skimmed ceiling, spotlights.

Bedroom Three 13'7" x 11'3" (4.14 x 3.43)

Two double glazed windows to rear, radiator, wall mounted TV, space for wardrobes, skimmed ceiling and spotlights.

Bedroom Four 12'5" x 7'9" (3.78 x 2.36)

Double glazed window to front, radiator, wall mounted TV, space for furniture, skimmed ceiling and spotlights.

Bedroom Five 10'7" x 8'0" (3.23 x 2.44)

Double glazed window to rear, radiator, TV point, skimmed ceiling and spotlights.

Refitted Family Bathroom

Double glazed window to rear, panel enclosed Jacuzzi bath with designer mixer tap, walk in glass shower enclosure with mains floating head, low level flush W.C with push button flush, wash hand basin inset to vanity unit with chrome mixer tap, and storage below, chrome wall mounted towel rail, part tiled walls with feature mirrored wall.

Master Suite

Two double glazed Velux windows to front, bedroom area and lounge area, two radiators, wall mounted TV point, space for dressing area, Juliet balcony with stunning roof top and garden views, opening through into:

En-Suite Bathroom

Double glazed frosted window to rear, double glazed Velux to front enjoying views from the detached oval bath, floor standing chrome mixer tap with shower attachment, low level flush W.C, his and hers wash hand basin inset to vanity unit with mirrored splash back, walk in shower enclosure with floating head, chrome heated towel rail, skimmed ceiling and spotlights.

Rear & Side Garden

Wrapping around the whole house enjoying the sun all day, completely enclosed with new fence panels throughout, patio area but mainly laid to lawn with decorative borders and summer house.

Garage

Up and over door, door leading from garage into rear garden.



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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		
	50	70
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		
	44	65
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.