

Robert  
Luff & Co

Offington Lane, Worthing

Freehold - Asking Price £700,000



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E





## Key Features

- Attractive mock Tudor fronted detached family home
- Three good size double bedrooms
- Principal bedroom with New England style dressing area
- Spacious open plan kitchen dining room
- 14ft conservatory overlooking the rear garden
- Contemporary shower room and ground floor cloakroom
- Attractive rear garden with patio and decked seating area
- Timber built studio office and ample off road parking
- Popular location close to local amenities and transport links
- Council Tax Band E | EPC Rating E | Chain Free

We are delighted to offer this attractive mock Tudor fronted detached family home, ideally situated in this highly sought after residential location close to the Thomas A Becket shopping parade and within easy reach of Worthing town centre and the A27. Beautifully presented throughout, the property offers spacious and versatile accommodation including a stunning open plan kitchen dining room, generous conservatory, three double bedrooms and a contemporary shower room. Further benefits include off road parking for multiple vehicles, gas fired central heating, double glazing and an attractive rear garden with patio, decked seating area and a timber built studio office. The property is also being sold chain free.

### **Internal**

A welcoming entrance hall leads through to the impressive open plan kitchen dining room, creating a wonderful space for modern family living and entertaining. Flooded with natural light, this spacious area features a good range of fitted units, ample space for appliances and double opening French doors leading directly onto the rear garden.

The generous dual aspect lounge provides an excellent reception space with plenty of character and attractive views over the garden, while the 14ft conservatory offers additional versatile living accommodation and a pleasant outlook onto the rear garden. A ground floor cloakroom completes the downstairs accommodation.

Upstairs, the property offers three well-proportioned double bedrooms, all beautifully presented. The principal bedroom benefits from a pitched roof and a stylish New England-style dressing area. The bedrooms are served by a contemporary shower room, finished to a high standard, which is also accessed from the landing.

### **External**

To the front of the property there is ample off road parking for multiple vehicles together with side access leading to the rear garden. The attractive rear garden is mainly laid to lawn with mature borders, patio and decked seating areas, providing ideal spaces for outdoor dining and entertaining. There is also a useful timber built studio office offering excellent work from home or hobby space.

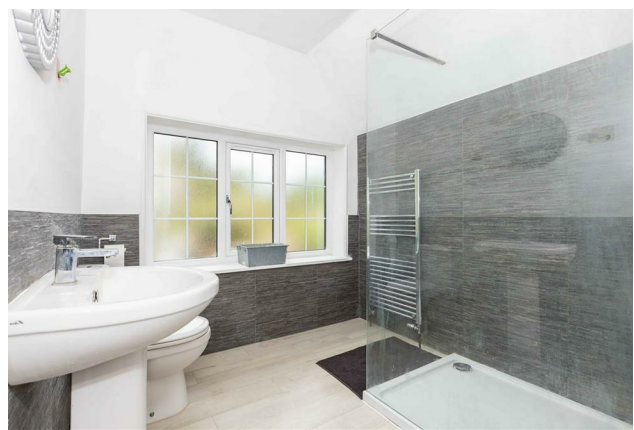
### **Location**

Situated in this popular residential area, local shopping facilities can be found nearby at the Thomas A Becket shopping parade, with further comprehensive amenities available in Worthing town centre. Excellent transport links are close by including easy access to the A27 and nearby bus routes connecting surrounding districts.



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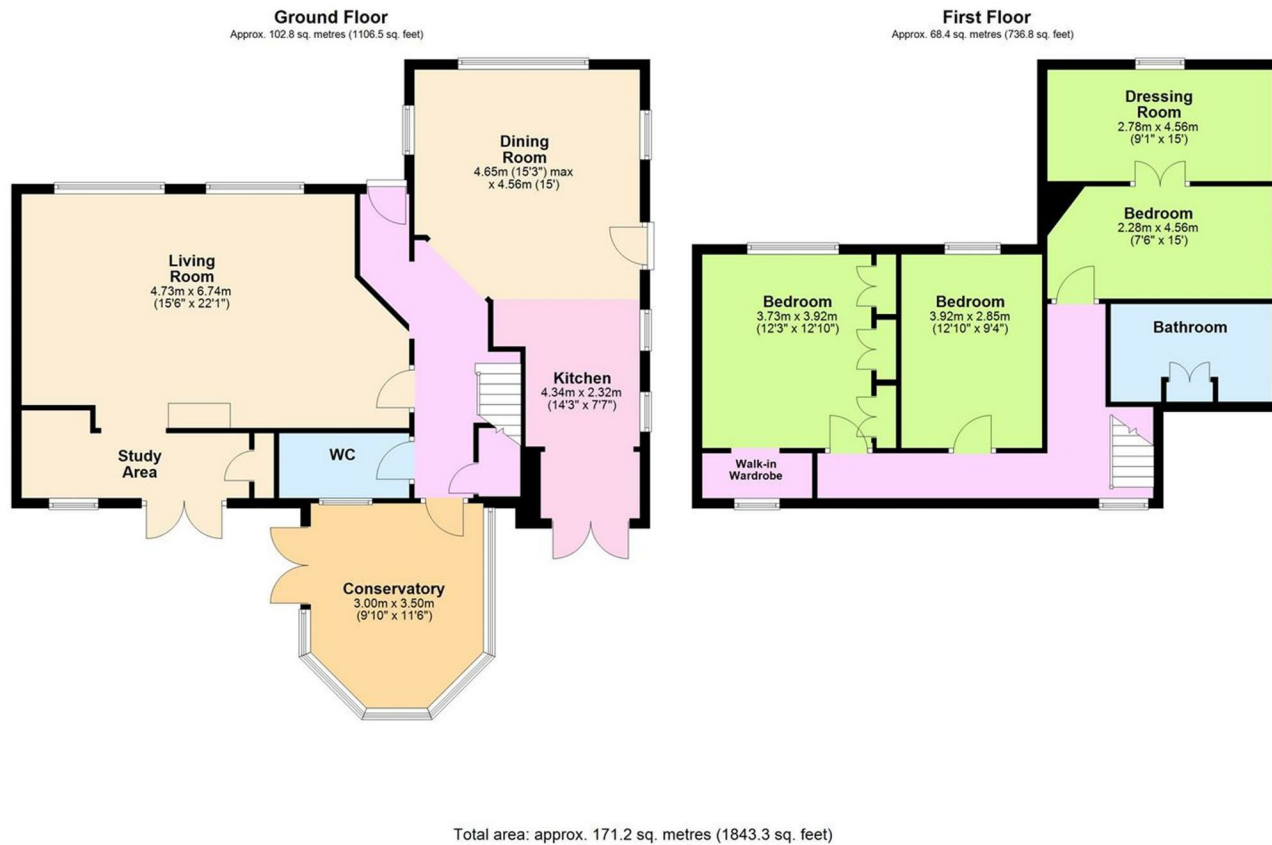
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# Floor Plan Offington Lane



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus)	A		(82 plus)	A	
(81-91)	B		(81-91)	B	
(69-80)	C		(69-80)	C	
(55-68)	D		(55-68)	D	
(39-54)	E		(39-54)	E	
(21-38)	F		(21-38)	F	
(1-20)	G		(1-20)	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

Energy Efficiency Rating: 52 (Current), 70 (Potential)

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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