



JAMES & JAMES
ESTATE AND LETTING AGENTS

†: 01903 958282

e: salesenquiries@jamesandjamesea.co.uk

70 | Broadwater Street West | Worthing | BN14 9DW

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

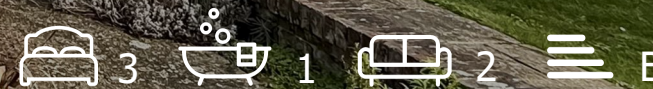


44 Offington Avenue

, Worthing, BN14 9PJ

Guide price £475,000

Freehold Council Tax Band E



A well extended three bedroom period home situated in favoured Offington offered for sale with no onward chain.

In brief the accommodation comprises covered entrance with solid front door into spacious entrance hall with under stairs airing cupboard.

There is a bay fronted sitting room with focal fireplace, and an extended double aspect lounge diner.

There is also a well extended kitchen/breakfast room and a ground floor WC.

To the first floor are three bedrooms and the family bathroom.

Externally there is a front garden, off road parking, and a garage. The rear garden is a particular feature of the property being well stocked.

Whilst the property is in need of some modernisation, we strongly recommend internal viewing to appreciate the overall size and natural light that this property has on offer.

Situated in Offington Avenue local shops can be found nearby at both Thomas A' Beckett, and Broadwater village. The nearest mainline railway station is Worthing which gives great links to most major towns and cities, and regular buses also serve the area.

Please contact the vendor soul agent to arrange your personal viewing tour.





- Covered entrance into entrance hall
13'5 x 5'10 (4.09m x 1.78m)
- Bay fronted sitting room
15'6 x 11'0 (4.72m x 3.35m)
- Extended lounge/diner (double aspect)
21'0 x 10'4 narrowing to 8'1 (6.40m x 3.15m narrowing to 2.46m)
- Kitchen/breakfast room
20'0" x 6'6 (6.10m x 1.98m)
- Ground floor WC
- Stairs to first floor landing
- Access to loft space
- Bedroom one
13'4 x 11'0 (4.06m x 3.35m)
- Bedroom two
9'6 x 10'3 (2.90m x 3.12m)
- Bedroom three
6'2 x 7'3 (1.88m x 2.21m)
- Family bathroom
6'6 x 7'1 (1.98m x 2.16m)
- Front garden
- Off road parking
- Rear garden
- Garage

Floor Plan



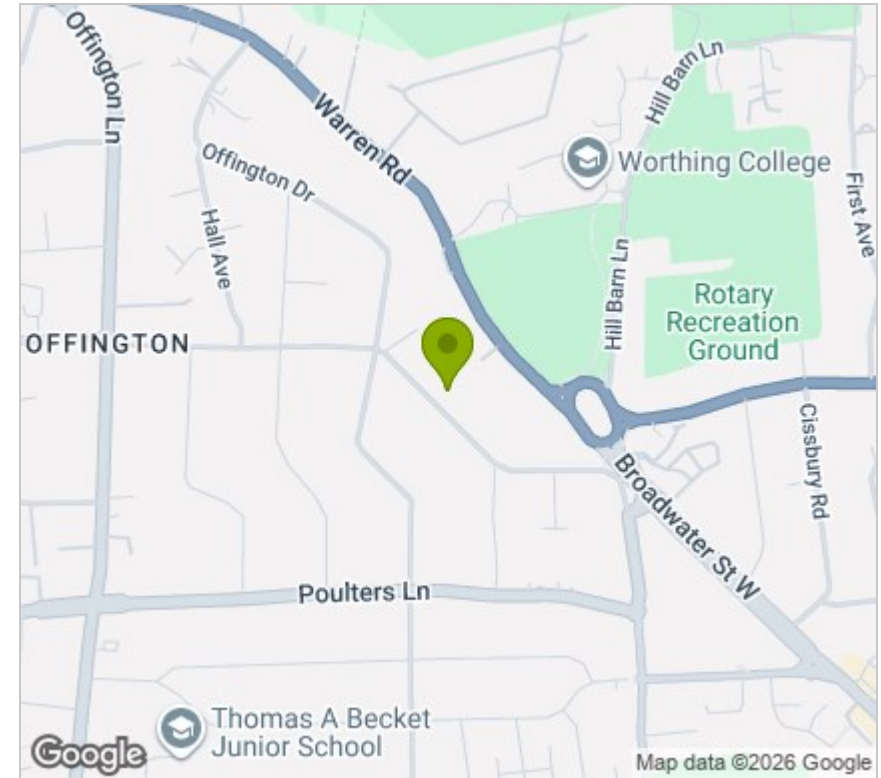
Viewing

Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

