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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



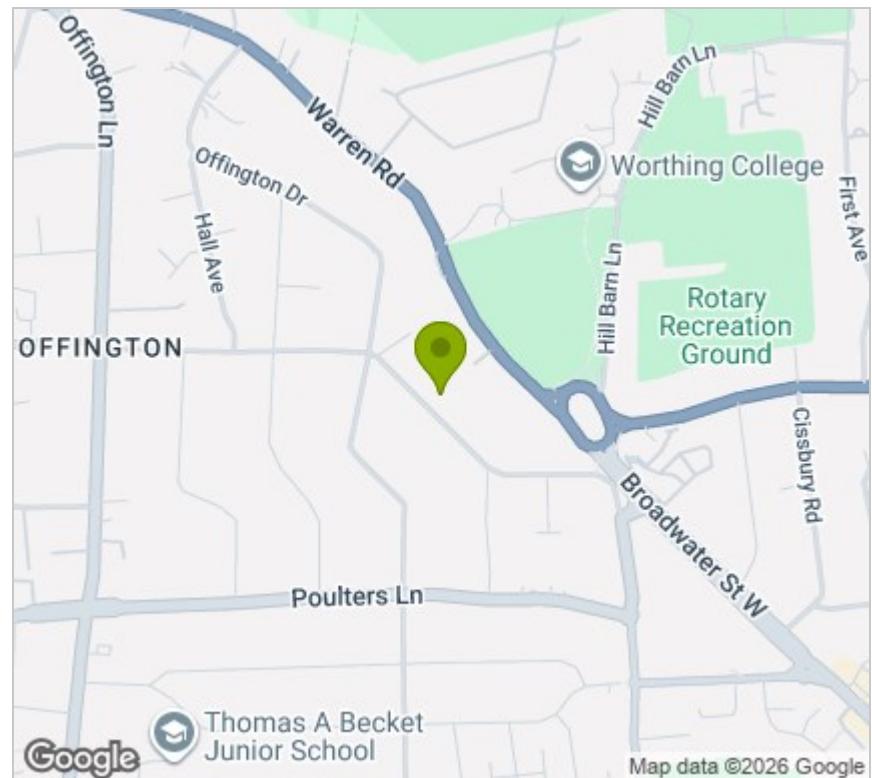
## Viewing

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

