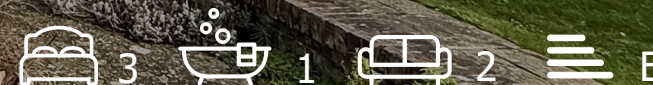


44 Offington Avenue

, 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



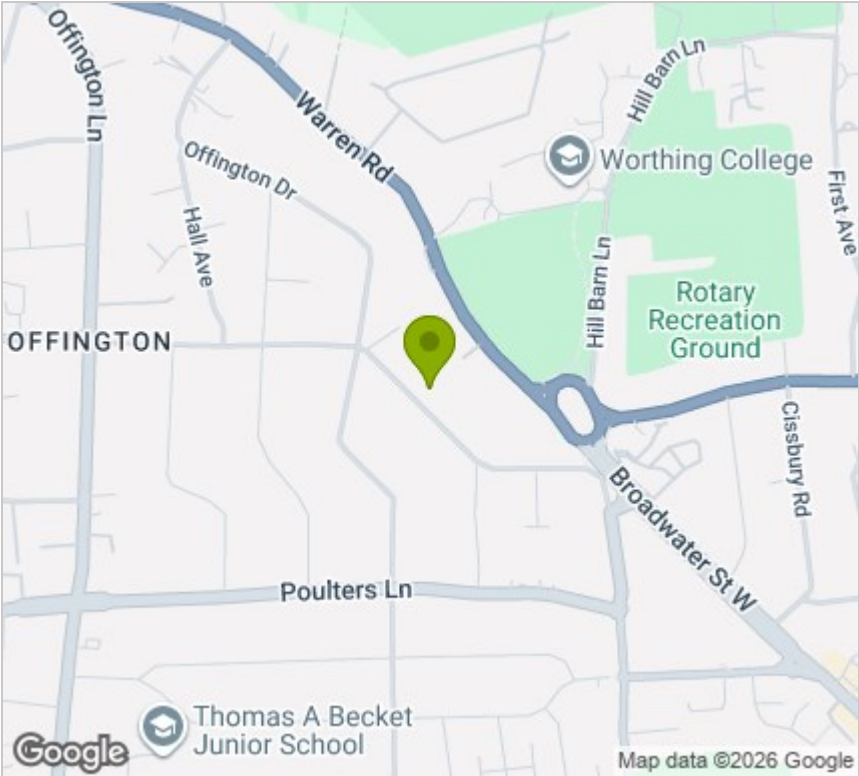
Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

Area Map



Energy Efficiency Graph

