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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



55 Offington Avenue  
, Worthing, BN14 9PJ

Asking price £500,000

Freehold Council Tax Band E



A simply stunning refurbished three bedroom semi detached house located in this enviable position within the favoured Offington catchment.

In brief the accommodation comprises, solid front door with diamond leaded light windows into spacious entrance hall, and herring bone wood effect flooring throughout the ground floor. There is a bay fronted lounge with stone gas living flame fireplace, and an arch opening onto the dining room with French doors opening on to the feature South facing rear garden. There is a luxury modern fitted kitchen with range of integrated appliances, and a good size under stairs storage cupboard.

To the first floor there is a landing with access to loft space, three bedrooms, and a beautifully refitted bathroom with shower over bath and handheld spray.

Externally the front garden is laid majority to lawn with footpath, and off-road parking leading to garage with pitched roof. The South facing garden is a particular feature of the property with patio, lawn, and maturing tree lined borders. There is also a timer shed and green house. Other benefits include gas central heating and double glazing.

Situated in Offington Avenue the property is ideally located giving great links to access the A27 and A24. Broadwater shopping facilities is just a short stroll away, and the nearest mainline railway station is Worthing giving great links to most major towns and cities. Worthing town centre with its more comprehensive range of pedestrianised shopping facilities is approximately two mile distance.

**Solid front door with diamond leaded light window**





Entrance hall  
14'4 x 6'2 (4.37m x 1.88m)

Bay fronted lounge with focal fireplace  
15'11 x 11'9 (4.85m x 3.58m)

Dining room  
12'8 x 10'6 (3.86m x 3.20m)

Luxury fitted kitchen with integrated appliances  
11'1 x 7'0 (3.38m x 2.13m)

Stairs to first floor landing with access to loft

Bedroom one  
13'1 x 11'2 (3.99m x 3.40m)

Bedroom two  
10'4 x 10'1 (3.15m x 3.07m)

Bedroom three  
6'5 x 7'6 (1.96m x 2.29m)

Luxury fitted bathroom  
7'6 x 7'2 (2.29m x 2.18m)

Off road parking

Garage pitched roof

South facing rear garden



## Floor Plan



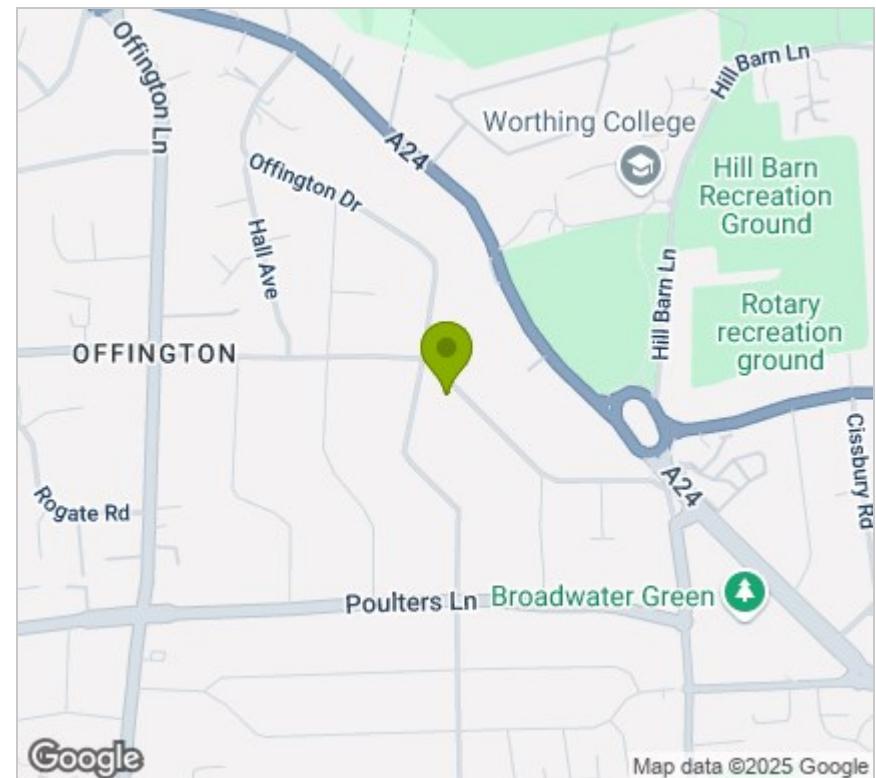
## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

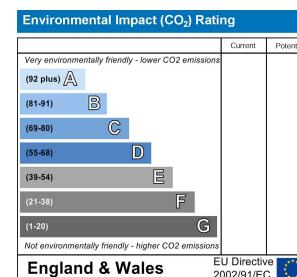
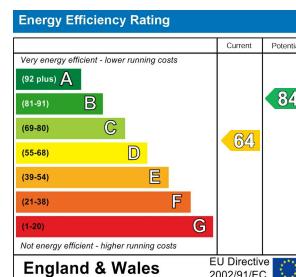
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## Area Map



## Energy Efficiency Graph



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