



- DETACHED FAMILY HOME
- SITTING ROOM
- DINING ROOM
- KITCHEN & SEPARATE UTILITY ROOM

59A Offington Lane, Offington, Worthing, BN14 9RJ

Asking Price Of £850,000

Alexander Philips & Welch Estate Agents offer to the open market this beautiful detached family home. Sitting behind large wooden gates and tall hedge borders you will be greeted with an impressive sweeping drive providing secure parking for several cars, leading to a large garage with stable doors. laid lawn to frontage with raised borders. Once inside this lovely property you will find a good size entrance hall providing access to the lounge, large kitchen diner, and WC. You also have stairs rising gracefully to the first floor. The lounge offers a open decorative stone fire place and large windows to both easterly and westerly aspect. Once inside this fantastic kitchen diner you will find matching wall and base u nits with a free



Property Description

FRONT GARDEN

BEDROOM FOUR

3.30m x 2.92m Double glazed casement window to front aspect, centre ceiling light, coving, power point, carpeted flooring.

FAMILY BATHROOM

Double glazed casement window to front aspect, four piece suite, wall mounted wash hand basin corner shower, panelled bath, low level WC, heated towel rail, tiled walls, laminated flooring, tiled walls.

BEDROOM ONE

5.03m x 3.89m Double glazed casement window to rear aspect, centre ceiling light, fitted wardrobe, one radiator, power point, carpeted flooring, on to..

EN SUITE

Double glazed casement window to front aspect, three piece comprising corner shower, pedestal wash hand basin, low level WC, storage units, heated towel rail, part tiled wall and floor.

KITCHEN

4.50m x 3.58m Double glazed casement window to rear aspect, fitted wall and base units, marble rolled edge work surface, one and a half sink, large range style cooker with extractor over, integrated dishwasher, under pelmet lighting, tile splash back, power point, wooden laminated flooring, integrated microwave.

FIRST FLOOR LANDING

Double glazed casement to rear aspect, access to all rooms, loft access, cupboard housing hot water, cylinder, power point, carpeted flooring.

GARDEN

Westerly aspect patio area accessed via large kitchen and play room, paved seating area, hedge borders, laid lawn, mature tree borders.





WC

Double glazed casement window to rear, closed couple wash hand basin, dose couple low level WC, part tiled walls and floor.

UTILITY ROOM

Double glazed casement window to rear aspect, matching wall and base units, /american style fridge freezer, inset sunken stainless steel sink, with mixer taps, separate washing machine, door to garden

ENTRANCE HALL

Stairs rising to first floor, under stairs storage, access to lounge, kitchen and WC, radiator, shoe matt, wood laminated flooring.



DINER

3.53m x 3.10m Double glazed casement window to rear aspect, centre ceiling light, decorative one radiator, power points, laminated flooring, door to ..

LOUNGE

6.45m x 3.89m Sliding double glazed door to garden, double glazed casement window to garden, beautiful stone open feature fireplace with decorative mantle and hearth, sunken ceiling spot lights, decorative coving, power points, carpeted flooring.

GARAGE

Large garage, pitched roof, stable doors, double glazed window to side aspect, light, power, concrete level floor.

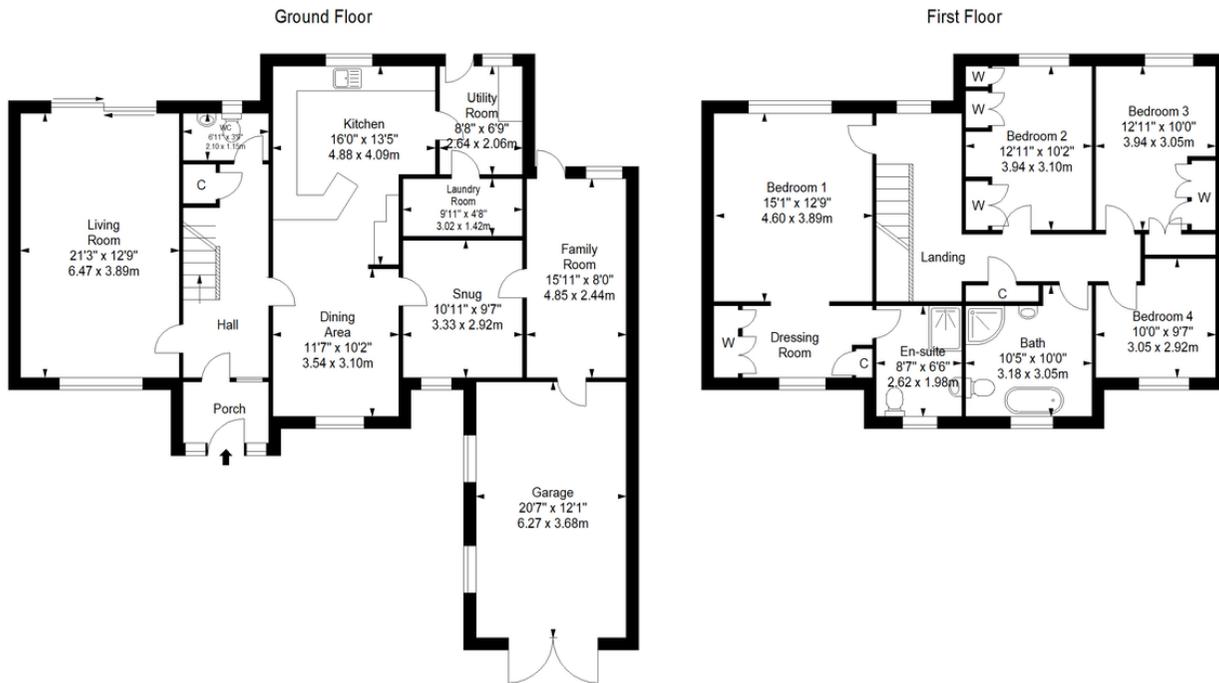


PLAY ROOM

16 x 8 Double glazed casement window to rear aspect, door to garden, two centre ceiling lights, exposed brick walls, radiator, power point, laminated flooring, door to garage.

DRESSING AREA

3.02m x 6 Double glazed casement window to front aspect, fitted wardrobes, centre ceiling light, decorate coving, power point, door to ..



Approximate gross internal floor area 220.4 sq m/ 2372.4 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only. All rights reserved.

STUDY/BEDROOM FIVE

3.33m x 2.95m Double glazed casement window to front aspect, centre ceiling light, coving, one radiator, power points, carpeted flooring.

BEDROOM THREE

13 x 10 Double glazed casement window to rear aspect, fitted wardrobes, to one wall, centre ceiling light, coving, laminated flooring.

FRONT GARDEN

Beautiful open space with gated entrance, shingle driveway for several cars, raised bedding, garage access, storm porch, UPVC double glazed door to ..

BEDROOM TWO

3.94m x 3.02m Double glazed casement window to rear aspect, fitted wardrobes to one wall, centre ceiling light, coving, power point, carpeted flooring.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements