





60 Offington Lane

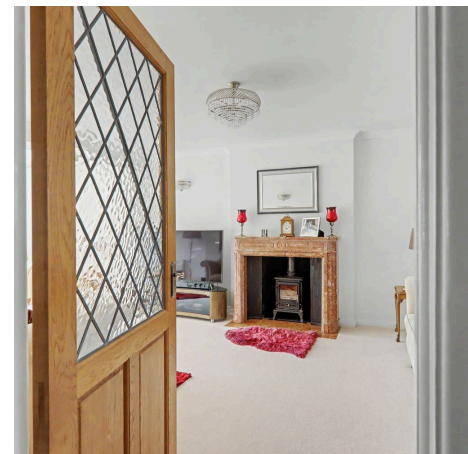
Worthing

This three bedroom detached residence forms part of the sought after Offington catchment area, close to local shops, schools and amenities and perfectly situated for access to either the A24 or A27 roads. The home offers spacious and well presented accommodation, having been updated throughout by the current owners during the last 9 years. Benefits include the home having double glazed windows, gas central heating, re-fitted kitchen in 2008, re-fitted bathroom in 2009, re-plastered and re-decorated walls and ceilings throughout, replaced floor coverings including Karndean flooring, feature and secluded rear garden, ground floor cloakroom and with internal viewing essential to fully appreciate the homes overall size and condition.

Council Tax band: E

Tenure: Freehold

- Detached Residence
- Offington Catchment Area
- Spacious Accommodation
- Three Bedrooms
- Presented To High Standard
- Secluded Rear Garden
- Double Length Garage
- Viewing Essential
- EPC Rating D



Covered Porch

With double glazed door to dining hall.

Dining Hall

14' 3" x 11' 11" (4.34m x 3.63m)

West aspect via leaded light double glazed windows. Two radiators. Levelled and coved ceiling. Staircase to first floor landing. Doors to ground floor cloakroom, lounge and kitchen.

Extended Lounge

26' 2" x 12' 2" (7.98m x 3.71m)

Dual aspect via West facing leaded light double glazed windows and East facing double glazed sliding doors onto rear garden. Feature original Louis 15th fireplace with hearth, surround and mantle and with an inset log burning fire. Three radiators. Five wall light points. Dimmer switches. Levelled and coved ceiling. NB: The extension part of this room sits under a glazed roof.

Kitchen

13' 4" x 11' 10" (4.06m x 3.61m)

Re-fitted suite comprising of a single drainer sink unit having mixer taps with storage cupboards under. Areas of roll top work surfaces offering additional soft closing cupboards and drawers under. Matching shelved wall units incorporating glazed display cabinets. Four ring halogen hob with extractor hood over and fitted oven and grill below. Wine rack. Integrated slimline dishwasher, washing machine and fridge. Karndean flooring. Levelled ceiling with spotlights. North and East aspect double glazed windows. Double glazed door to rear garden.

Ground Floor Cloakroom

Push button w.c. Wall mounted wash hand basin with mixer taps and tiled splashback. Wall light point. Levelled ceiling. Obscure glass double glazed window.



First Floor Landing

North aspect via a stained glass double glazed window. Levelled ceiling with access to boarded loft space and with loft area housing the homes central heating boiler.

Bedroom One

16' 0" x 12' 1" (4.88m x 3.68m)

Dual aspect via East facing double glazed windows and West facing leaded light double glazed windows. Radiator. Dimmer switch. Levelled and coved ceiling.

Bedroom Two

13' 10" x 11' 11" (4.22m x 3.63m)

West aspect via leaded light double glazed windows. Radiator. Levelled and coved ceiling.

Bedroom Three

10' 4" x 5' 11" (3.15m x 1.80m)

East aspect double glazed windows. Radiator. Levelled and coved ceiling.

Bathroom

10' 4" x 5' 5" (3.15m x 1.65m)

Re-fitted suite comprising of a panelled bath with mixer taps and having shower unit and shower screen over. Wash hand basin with mixer taps. Concealed push button w.c. Tiled walls. Radiator. Levelled ceiling with spotlights. Obscure glass double glazed window.



OUTSIDE

Private Driveway

Paved front garden/private driveway providing off street parking for several vehicles and with flower and shrub borders. Access to double length garage.

Double Length Garage

Brick built and adjoining double length garage accessed via an up and over door. Power and light. Water tap. Personal door to rear garden.

Rear Garden

A further feature of this home being East facing and secluded. The first area of garden is paved to the rear and full width of the property and offers ample space for outside garden table and chairs. The majority of garden is then laid to lawn with brick edged flower and shrub beds and borders. Fully enclosed.

Outside Cloakroom

Dimensions: 5'6 x 4'8. Push button w.c. Wall mounted wash hand basin with mixer taps. Tiled flooring. Wall light point. Levelled ceiling. Obscure glass double glazed window.

Council Tax

Council Tax Band E



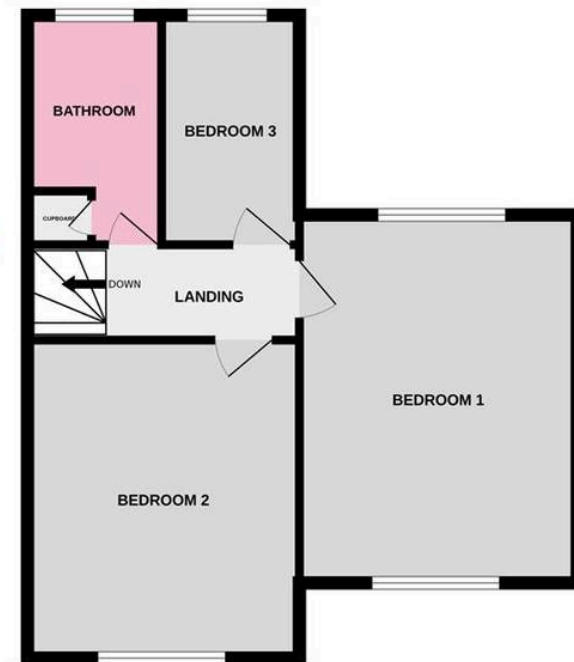




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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