



- DETACHED FIVE BEDROOM HOME
- THREE RECEPTION ROOMS
- MODERN FITTED KITCHEN
- FOUR BEDROOMS, TWO BATHROOMS
- SOUTHERLY ASPECT REAR GARDEN
- GARAGE AND OFF ROAD PARKING



Warren Road
 Worthing BN14 9RA

**Guide Price £450,000
 to £475,000**

A great opportunity to purchase this detached five bedroom family home located in the sought after location of Offington. The property offers flexible accommodation including two good size reception rooms and five bedrooms. There is a modern fitted kitchen with a utility room as well as two bathrooms upstairs and an additional cloakroom downstairs. The property benefits from plenty of off road parking and a garage to the rear. Internal viewing is strongly recommended to appreciate it fully.

Entrance Hall

Double glazed arch window to the side. Under stairs storage space. Double panel radiator.

Lounge 14' 3" x 11' 4" (4.34m x 3.45m)

Double glazed box window to the front. Gas coal effect fireplace. Double panel radiator.

Dining Room 18' 7" x 9' 10" (5.66m x 2.99m)

Double opening, double glazed doors to the rear. Double glazed windows to both the side and rear. Gas, coal effect fireplace with ornamental surround. Double panel radiator.

Study/Bedroom Five 14' 7" x 9' 0" (4.44m x 2.74m)

Double glazed windows to the front and side. Double panel radiator.

Kitchen 13' 1" x 9' 0" (3.98m x 2.74m)

Double glazed door to the side giving access to the garden. Two double glazed windows to the rear. Roll edge worktops with inset stainless steel, one and a half bowl, single drainer sink unit with mixer tap. Range of base unit and drawers, with matching wall mounted cupboards. Spaces for washing machine, dishwasher, and fridge freezer. Additional space for a range style cooker with extractor hood over. Double panel radiator.

Utility room 7' 1" x 6' 6" (2.16m x 1.98m)

Double glazed window to the side.

Cloakroom

Window to the side. Low level WC. Corner wash hand basin. Single panel radiator.

Stairs to

First Floor Landing

Double glazed window to the front. Airing cupboard. Loft access.

Bedroom 1 10' 7" x 9' 3" (3.22m x 2.82m)

Double glazed window to the rear. Fitted wardrobe. Double panel radiator.

En-suite

Double glazed window to the rear. Enclosed shower cubicle with wall mounted controls. Wash hand basin with vanity cupboard below. Ceiling spot lights.

Bedroom 2 11' 4" x 9' 3" (3.45m x 2.82m)

Double glazed window to the front. Fitted wardrobe. Double panel radiator.

Bedroom 3 11' 0" x 8' 0" (3.35m x 2.44m)

Double glazed window to the rear. Single panel radiator.

Bedroom 4 10' 10" x 8' 1" (3.30m x 2.46m)

Double glazed window to the front. Double panel radiator.

Family Bathroom 8' 4" x 6' 0" (2.54m x 1.83m)

Part tiled with double glazed window to the side. Panel enclosed bath with mixer tap and hand held shower attachment. Low level WC. Wash hand basin with vanity cupboard below. Double panel radiator. Inset ceiling spot lights.

Front garden

Mainly an area off stone topped hard standing providing off road parking for several cars.

Rear Garden

Elevated area of decking with steps down to the paved patio and lawn. Gate giving rear access to the garage.

Garage

Up and over door with parking space in front.



