



100 Offington Drive, Offington, Worthing, BN14 9PS

Guide Price £700,000

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A three double bedroom detached family house situated within both a highly sought after road and catchment area. The accommodation consists of an enclosed entrance porch, reception hall, lounge, dining room, kitchen, utility room, ground floor cloakroom, first floor landing, three bedrooms, bathroom, separate w.c, loft, private driveway, attached garage, front and rear gardens.



- Detached Family Home
- Highly Sought After Road
- Three Double Bedrooms
- Secluded & Large Rear Garden
- Double Glazed Windows
- Gas Central Heating
- Offington Catchment Area
- No Onward Chain



Enclosed Entrance Porch

2.44m x 1.12m (8'0 x 3'8)

Accessed via a double glazed front door. South and East aspect double glazed windows. Wall light. Tiled flooring. Inner glazed wooden door to the reception hall.

Reception Hall

4.29m x 2.41m (14'1 x 7'11)

Radiator with display shelf over. Coved and textured ceiling. Staircase to first floor landing with an understairs storage cupboard.

Lounge

4.78m x 3.96m (15'8 x 13'0)

Dual aspect via South facing double glazed window and two East facing obscure glass double glazed windows. Raised hearth with fitted fire. Two radiators. Coved and textured ceiling with two ceiling light points. French doors to the dining room.

Dining Room

3.30m x 3.00m (10'10 x 9'10)

Dual aspect via an East facing double glazed window and North facing double glazed sliding doors to the rear garden. Radiator. Plate rail. Textured ceiling. Door to kitchen.

Kitchen

3.48m x 2.90m (11'5 x 9'6)

Fitted suite comprising of a single drainer sink unit with mixer taps and storage cupboard below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Four ring hob. Fitted oven and grill. Appliance spaces. Built in pantry. Tile effect vinyl flooring. Radiator. Coved and textured ceiling. North aspect double glazed windows. Door to utility room.

Utility Room

2.44m x 2.31m (8'0 x 7'7)

Circular sink with mixer taps and storage cupboard below. Roll top work surfaces having additional cupboards under. Matching shelved wall units. Space for washing machine and upright fridge/freezer. Part tiled walls. Tiled flooring. Levelled and coved ceiling. West and North aspect double glazed windows. Double glazed door to rear garden.

Ground Floor Cloakroom

1.57m x 0.84m (5'2 x 2'9)

Low level w.c. Wall mounted wash hand basin. Tiled walls and ceiling. Tile effect vinyl flooring. Obscure glass porthole window.

First Floor Landing

West aspect double glazed window. Built in airing cupboard with slatted shelving and water tank. Coved and textured ceiling with access to loft space. Doors to all first floor rooms.

Bedroom One

4.34m x 3.33m (14'3 x 10'11)

South aspect via double glazed windows. Two fitted double wardrobes. Built in double wardrobe. Radiator. Feature wall. Textured ceiling with two ceiling light points.

Bedroom Two

3.33m x 3.02m (10'11 x 9'11)

North aspect double glazed windows. Two built in double wardrobes. Radiator. Coved and textured ceiling.

Bedroom Three

3.61m x 3.02m (11'10 x 9'11)

South aspect double glazed windows. Built in wardrobe. Radiator. Coved and textured ceiling.

Bathroom

2.39m x 1.63m (7'10 x 5'4)

Comprising of a panelled bath with twin hand grips and shower unit over. Pedestal wash hand basin. Radiator. Majority tiled walls. Wall mounted mirror and striplight. Textured ceiling. Obscure glass double glazed window.

Separate W.C

1.52m x 0.84m (5'0 x 2'9)

Low level w.c. Coved and textured ceiling. Obscure glass double glazed window.

OUTSIDE

Front Garden

Laid to lawn with a flower and shrub borders to two sides. Side gate to rear garden.

Rear Garden

A further feature of the home due to its size and seclusion. The first area of garden is paved to the rear and width of the home offering ample space for garden table and chairs. Outside water tap. The majority of garden is then laid to lawn with various flower and shrub borders and beds. Wooden storage shed.

Private Driveway

Brick block paved providing off street parking for two to three vehicles and leading to the garage.

Adjoining Garage

6.07m x 2.59m (19'11 x 8'6)

Accessed via an up and over door. Wall mounted central heating boiler. Power and light.

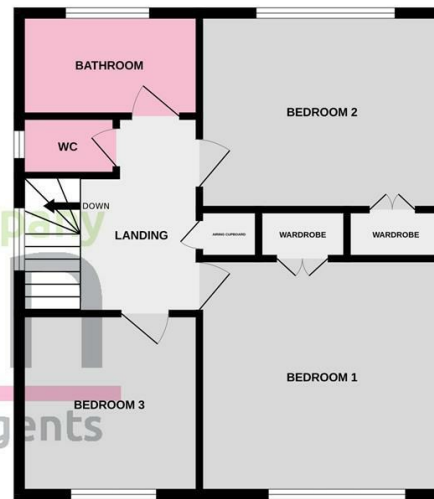
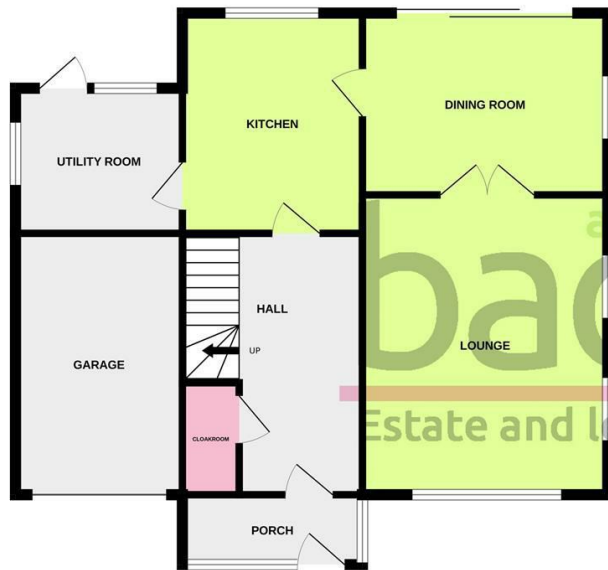
Council Tax

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	81
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed.
They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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