



4 Walnut Court

15 Offington Lane | Worthing | BN14 9RH

A three bedroom 'Mock-Tudor' style townhouse arranged over three floors and situated in this select courtyard mews development, within the highly regarded 'Offington' location. Internal accommodation comprises: sitting room/dining room, kitchen, ground floor cloakroom, family bathroom, master bedroom of 17'11 x 14'10 with en-suite shower room and built-in wardrobe cupboards. Outside, there is enclosed south facing rear garden with allocated covered car barn space and visitor parking.

Entrance Double glazed front door to:

Entrance Hall Radiator, wall-mounted thermostat control for central heating.

Ground Floor Cloakroom Low level flush w.c., wash hand basin, leaded light double glazed window.

Sitting Room/Dining Room 16' 7" x 14' 10" (5.05m x 4.52m) Two radiators, leaded light double glazed windows, double glazed French doors leading to rear garden, walk-in understairs storage cupboard.

Kitchen 11' 5" x 6' 11" (3.48m x 2.11m) Range of wall and base units, fan assisted 'Bosch' oven and four ring gas hob with extractor over, cupboard housing boiler, stainless steel one and a half bowl single drainer sink unit, extractor fan, space for washing machine, integrated fridge/freezer, fitted breakfast bar, leaded light double glazed window.

Stairs to:

First Floor Landing Radiator, shelved linen cupboard housing pressurised cylinder.

Bedroom Two 14' 10 maximum" x 11' 8 maximum" (4.52m x 3.56m) Two radiators, double glazed leaded light windows, walk-in wardrobe cupboard.

Bedroom Three 11' 6" x 7' 9" (3.51m x 2.36m) Radiator, leaded light double glazed windows.

Family Bathroom Panelled bath with folding shower and screen with fitted shower attachment, low level flush w.c., pedestal wash hand basin, radiator, shaver point, leaded light double glazed window.

Stairs to:

Second Floor Landing Eaves storage cupboard, skylight.

Bedroom One 17' 11 maximum" x 14' 10 maximum" (5.46m x 4.52m) Two radiators, leaded light double glazed windows, eaves storage cupboards, built-in wardrobe cupboard, door to:

En-Suite Shower Room Walk-in double shower with fitted independent shower unit, low level flush w.c., pedestal wash hand basin, mainly tiled, extractor fan, radiator, skylight.

Outside

Designated Covered Parking Area For one vehicle and visitors car parking space.

Communal Gardens

Rear Garden South facing with paved patio area, Astro turf area, pergola, screened by fence panelling, rear access.

Service Charge There is a service fee of about £600 a year to cover maintenance of common garden areas and parking.

EPC Rating: Band C.



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