



OFFINGTON DRIVE, WORTHING, WEST SUSSEX, BN14  
**£1,075,000 FREEHOLD**

**Winkworth**





## OFFINGTON DRIVE, WORTHING, WEST SUSSEX, BN14

'Charmwell House' is a substantial and handsome double-fronted character home set deep within its plot affording a high level of privacy. Presented in superb order this 1920's home built in a Georgian style offers balanced interiors of circa 3500sqft over two floors.

Throughout the property, there is a real sense of space starting with an impressive entrance hall through to the double aspect sitting room, dining room, family room, kitchen diner and conservatory to the ground floor. The upper floor is equally as impressive with five spacious bedrooms and two bathrooms leading from a substantial landing with airing cupboard and loft access.

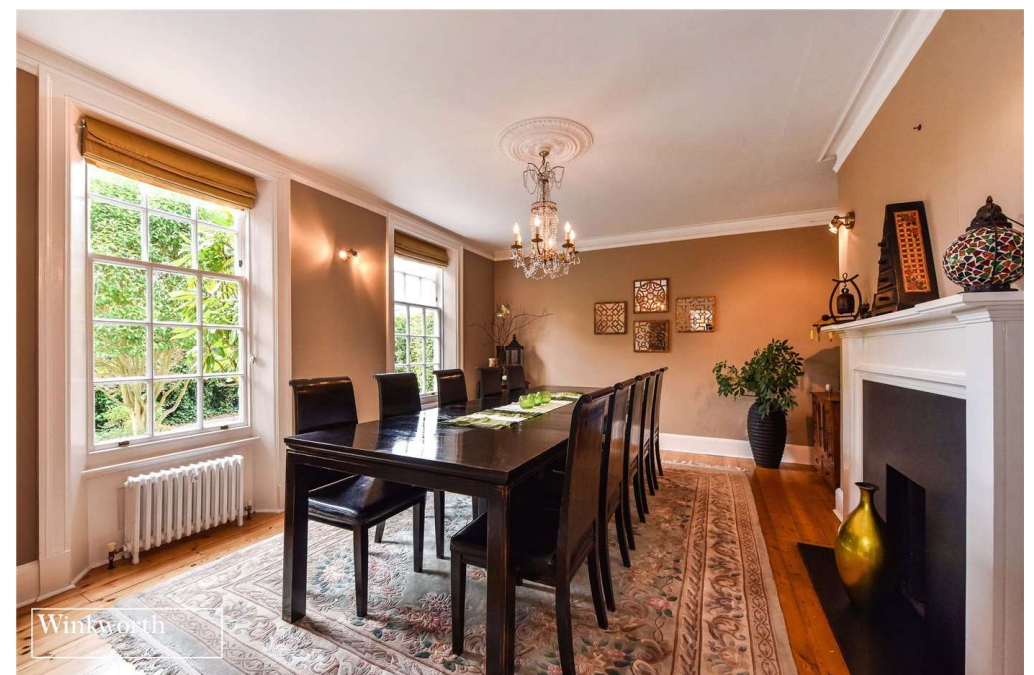
Our floorplan shows the internal layout along with room sizes. Of note are the tall ceiling heights and sash windows that add to the sense of grandeur adding light and volume to the rooms. The kitchen diner is the hub of the home with a Clive Christian kitchen boasting a superb array of wall and base units in a style befitting the property. Within the cabinetry, integrated appliances include a twin fridge freezer, dishwasher and microwave. The adjoining utility room has space for a washing machine and dryer and access to the integral garage. Open to the kitchen is a beautiful conservatory by 'Amdega' finished in a shade to compliment the kitchen with ample room for the largest of families to relax beyond which is a private terrace for al fresco dining.

Externally the property is approached through gates set back from Offington Drive straight into private gardens. The driveway sweeps past the front of the house to a parking area for several cars and gives access to the garage with an electric door. The gardens are screened by tall hedging giving total privacy once the gates are locked. The large lawn is bordered by established planting and specimen trees with patio areas adjacent to the main house and summer house. To the front is a pretty sunken lawn area with raised flower beds and steps from the drive.

The sought after Offington location is situated between Broadwater and Goring and is regarded as one of the most desirable areas in Worthing because of its Substantial properties and quiet residential streets. Worthing Station is located 2 miles away and provides transport links to London and Brighton. Additionally, the A27 sits just behind Offington allowing easy access to Arundel, Chichester and Brighton via car. Broadwater shops can be found within a short walk, where local amenities can be found. Across the road is Worthing Golf Club and access to country walks. For more substantial needs Worthing town centre is just a mile away.

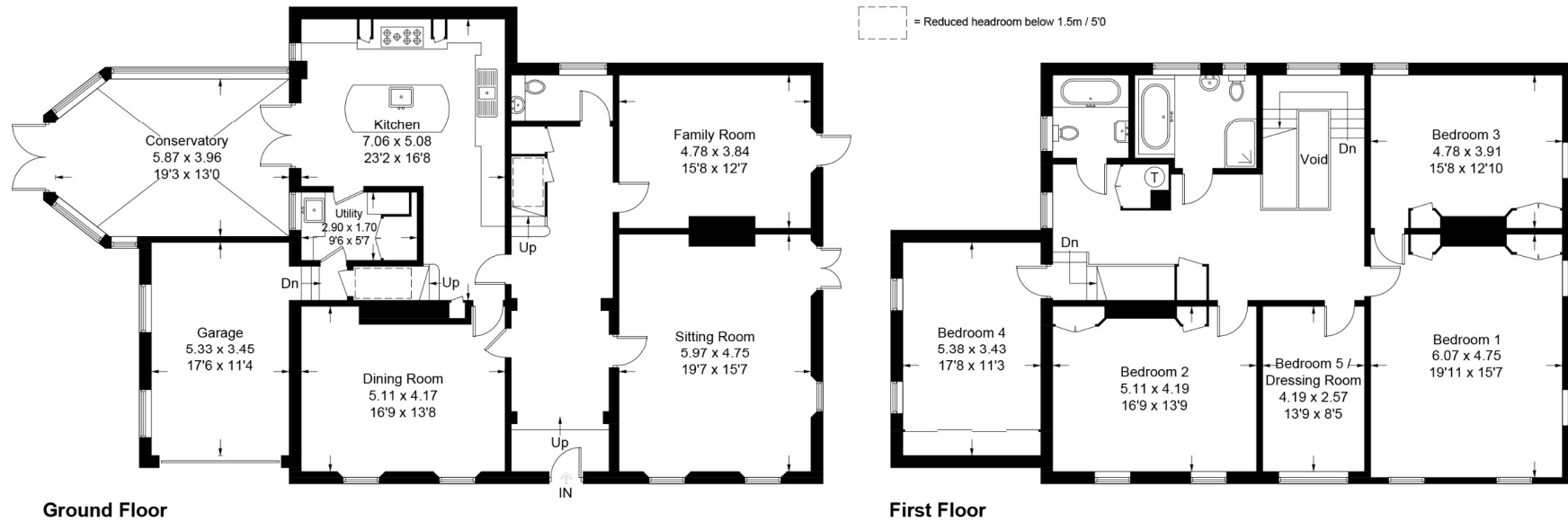






# Charmwell House, 151 Offington Drive, BN14 9PU

Approximate Gross Internal Area = 323.1 sq m / 3478 sq ft  
(Excluding Void / Including Garage)



PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2020.

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