Robert Luff & Co

Hyacinth Street, Worthing

Freehold - Offers In Excess Of £260,000

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We are delighted to offer this attractive two double bedroom coach house, situated within a popular modern development and conveniently positioned for local amenities, transport links and the A27. The property offers bright and well presented accommodation with a spacious open plan lounge/kitchen, useful loft storage, garage with EV charging point and excellent parking provision.

Key Features

- Two Double Bedroom Coach House
- Bright Open Plan Lounge/Kitchen
- Modern Shaker Style Fitted Kitchen
- Two Good Sized Double Bedrooms
- Useful Boarded Loft Storage
- Garage With Power And Lighting
- EV Charging Point
- Two Parking Spaces
- Lockable External Storage
- Council Tax Band B | EPC Rating C | Vendor Suited

The accommodation is approached via a private composite front door opening into a welcoming entrance hall, with useful space for coats and shoes and stairs rising to the first floor.

A spacious landing provides access to all rooms and benefits from a useful storage cupboard and loft hatch. The loft offers additional storage, with a boarded walkway, storage area and lighting.

The heart of the home is the particularly bright and airy open plan lounge/kitchen, featuring attractive windows together with additional Velux roof windows allowing plenty of natural light. The kitchen is fitted with a stylish range of dark blue shaker style wall and base units complemented by wood effect work surfaces incorporating a useful breakfast bar. Appliances include an electric oven, gas hob with extractor, under counter fridge, separate freezer, washing machine and dishwasher, while there is also an enclosed combination boiler and contemporary white sink with mixer tap.

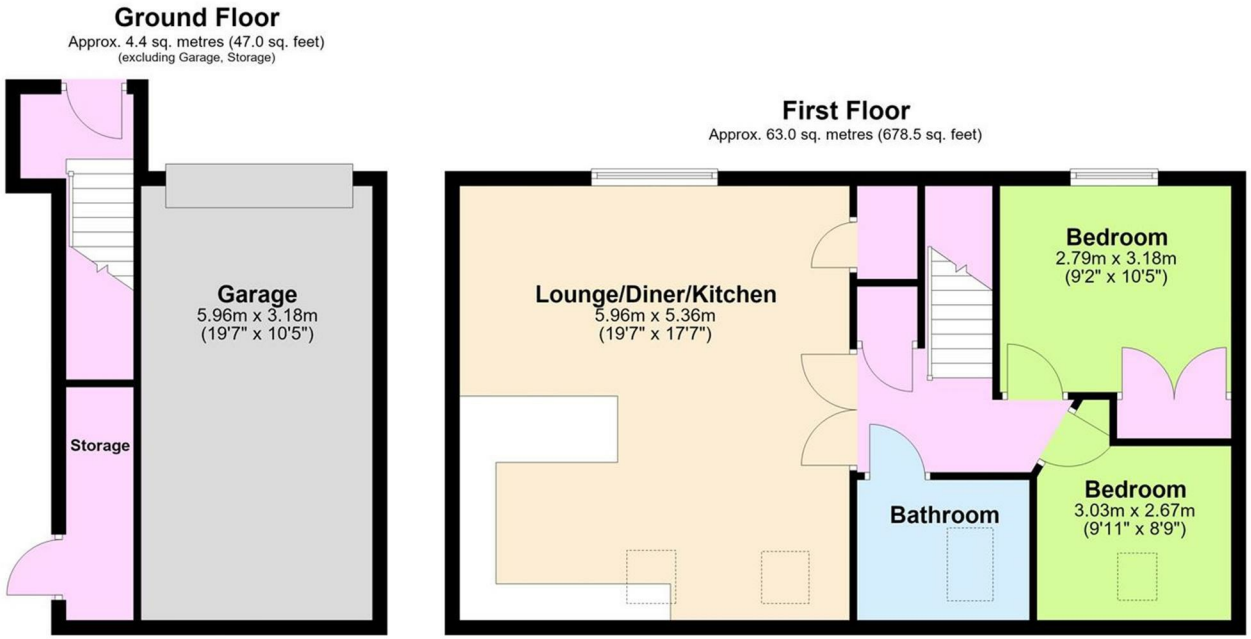
There is ample space for a dining table, with the adjoining lounge providing a comfortable living area finished with attractive wood effect flooring.

Both bedrooms are good sized doubles, providing flexible accommodation for couples, small families or those requiring a home office or guest bedroom. The bathroom is fitted with a white suite comprising a panelled bath, low level WC and pedestal wash hand basin. The property also benefits from a modern air circulation and ventilation system.

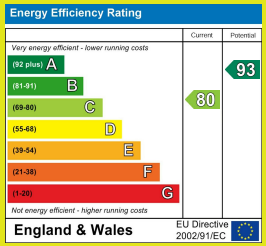
Outside, there is a garage with an up and over door, power and lighting, together with an EV charging point and parking immediately in front. A further allocated parking space is situated nearby, providing excellent additional parking. To the side of the property is a useful lockable external storage locker, ideal for bicycles and other outdoor equipment.

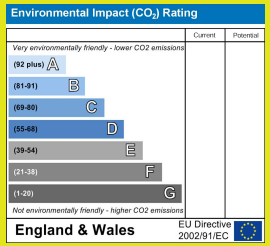
Area Maintenance
£200 - £300 per annum.

Floor Plan Hyacinth Street



Total area: approx. 67.4 sq. metres (725.5 sq. feet)





The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

robertluff.co.uk
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ
01903 331247 | info@robertluff.co.uk

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