

WEST WORTHING OFFICE

4 Wallace Parade, Goring Road, Worthing, BN12 4AL

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The Coach House, 69b Grand Avenue, West Worthing BN11 5BB | Offers In Region Of £750,000

- A Substantial Detached Coach House
- Double Aspect Lounge, Separate Dining Room
- West Facing Conservatory
- Potential For Further Extension
- 0.3 Miles To West Worthing Train Station
- Three Double Bedrooms With En Suite Bathrooms
- Kitchen/Breakfast Room & Utility Room
- Garage & Off Road Parking
- Desirable Grand Avenue Location
- Total Floor area: 2077 Sq ft



Jacobs Steel are delighted to offer this well presented & substantial detached coach house to the market, situated in desirable Grand Avenue, West Worthing. The property boasts three double bedrooms, all with en suites and offers versatile ground floor accommodation. There are original features such as the Victorian Greenhouse and internal viewing is recommended.

Internally there is a double aspect lounge, a dining room and west facing conservatory as well as a kitchen/breakfast room. There is a ground floor WC and a utility room, and upstairs are three double bedrooms with en suite bathrooms.

Externally there are beautifully maintained gardens to the front and rear and a garage and off road parking. The property boasts an original Victorian Greenhouse and the rear west aspect garden

has a feature raised patio.

Located in popular Grand Avenue, the coach house is situated 0.3 miles from West Worthing train station and 0.5 miles from Worthing seafront. Bus stops are accessible on adjoining Mill Road and Worthing town centre with its comprehensive facilities of shops, restaurants and theatres is approximately 1 mile away.

HALL: Stable door leading into hallway. Under stairs cupboards, burglar alarm, original parquet flooring, door to:

GROUND FLOOR WC: Low level WC, hand basin set in to storage unit with cupboards under. Original parquet flooring.



LOUNGE: 20' 0" x 16' 0" (6.1m x 4.88m) Double aspect lounge with feature French patio doors leading to patio area. Gas fireplace in brick surround, dado rails and parquet flooring.

DINING ROOM: 16' 6" x 10' 5" (5.03m x 3.18m) Double aspect dining room, parquet flooring, double doors leading to:

CONSERVATORY: 17' 4" x 15' 3" (5.28m x 4.65m) West aspect conservatory with pitched Victorian style glass roof and double doors leading to the rear garden, further double doors leading to:

KITCHEN/BREAKFAST ROOM: 22' 0" x 12' 0" (6.71m x 3.66m) Modern fitted kitchen comprising wall mounted eye and low level wooden storage cupboards and drawers with granite effect work surface fitted over and tiled splashback. Inset one and a half bowl sink and drainer, space for Range style oven, space for under counter fridge and dishwasher. Space for dining table, further matching kitchen units offer additional storage. Door to:

UTILITY ROOM: 12' 5" x 5' 2" (3.78m x 1.57m) Plumbing for washing machine and tumble dryer, inset stainless steel sink and drainer, door leading to rear garden. Door leading to:

COVERED STORAGE AREA: Cupboard housing wall mounted boiler, covered storage area.

FIRST FLOOR LANDING: Double fitted cupboard, airing cupboard with immersion, door to:

MASTER BEDROOM: 20' 0" x 11' 7" (6.1m x 3.53m) Master suite with a range of fitted storage cupboards and wardrobes, door to:

EN-SUITE BATHROOM: Modern fitted bathroom with shower over panelled bath, hand basin set in to storage unit, low level WC, Velux window.

BEDROOM TWO: 11' 8" x 9' 3" (3.56m x 2.82m) Fitted wardrobes with storage above, door to:

EN-SUITE BATHROOM: Panelled bath with shower over, wall mounted hand basin, low level WC.

BEDROOM THREE: 10' 6" x 10' 0" (3.2m x 3.05m) Fitted double wardrobe, door to:

EN-SUITE BATHROOM/WC: Panelled bath with shower over, wall mounted hand basin, low level WC.

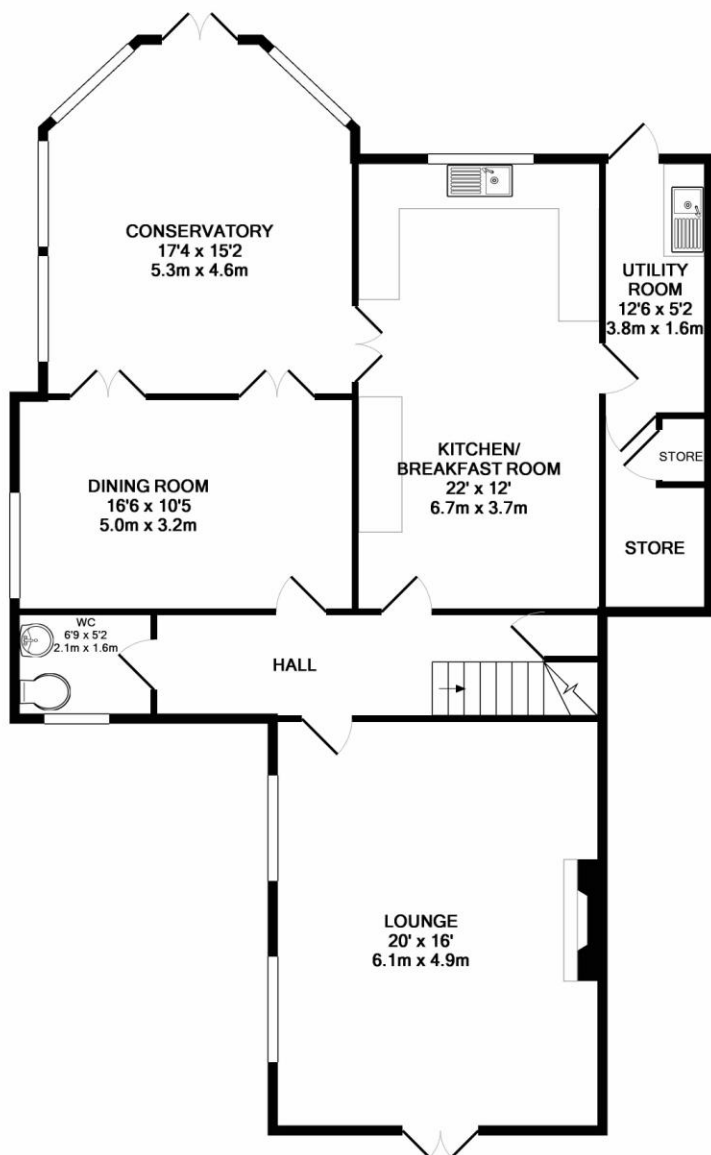
FRONT GARDEN: Substantial front garden laid mainly to lawn with shrub and flowerbed borders and original Victorian greenhouse. Gated entrance to secluded south aspect courtyard with feature pond and waterfall.

DRIVEWAY OFFERING OFF ROAD PARKING FOR AT LEAST THREE VEHICLES LEADING TO:

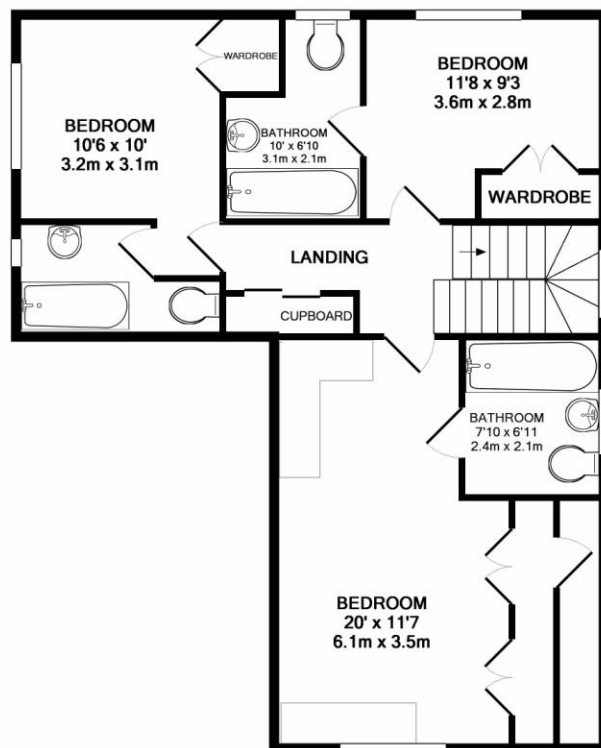
GARAGE: 1.5 width garage with power & lighting.

REAR GARDEN: West aspect rear garden laid to lawn with shrub and flower bed borders, feature raised patio area with raised flowerbeds. Two sheds. External lighting and security lights. Outside taps and external power.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Floor Area

2,077 sq ft / 193sq m - floor area is quoted from the EPC

Tenure

Freehold

Council Tax

Band F Worthing Borough Council

Viewing Arrangements

Strictly by appointment

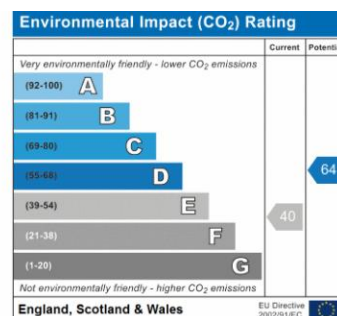
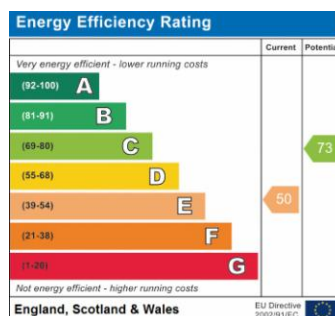
Contact Details

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Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating traveling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.