



4



2



3



C



Description

We are delighted to offer to market this unique three/four bedroom semi-detached home with self contained annex, ideally situated in this popular cul-de-sac in West Durrington, close to shops, parks, schools, bus routes, and easy access to both the A24 and A27.

The accommodation offers a spacious kitchen/dining room, living/family room and a spacious ground floor self-contained annex with its own entrance. Upstairs are three double bedrooms, the master with an en suite shower room and dressing room, with a further family shower room and separate WC. The property also benefits from being extended during the current owners' ownership and is immaculate throughout. The property is situated on a corner plot with a large west facing rear garden and also boasts a timber built studio in the rear garden, off road parking and a garage.

Key Features

- Semi Detached Home
- Three/Four Double Bedrooms
- Spacious Living Area
- Corner Plot
- Garage
- With Self Contained Annex
- Master Bedroom with En Suite and Dressing Room
- West Facing Rear Garden
- Off Road Parking
- Council Tax Band D





Composite double glazed front door to:

Hallway

With radiator, dimmer switches and under stairs storage cupboard with storage space and courtesy light. Door to:

Cloakroom

With concealed cistern low flush WC, basin set in a vanity unit with mixer tap, radiator, frosted double glazed window and downlighters.

Lounge/Dining Room

10.17 x 3.63 (maximum) (33'4" x 11'10" (maximum))

Lounge with laid oak wood flooring, double glazed window to front, coving, downlighters, multiple dimmer switches, fireplace with driftwood mantel and real flame effect fire, tv point, coving.

Dining room with wood effect flooring, radiator, double glazed window with view of rear garden and a triple panel bi-fold door leading to a raised decked area, skylight window, downlighters

Kitchen/Breakfast Room

6.13 (max) x 4.49 (max) (20'1" (max) x 14'8" (max))

Attractive fitted kitchen with light oak wood fronted base and wall units including pan drawers and stack of drawers, work tops incorporating a contemporary style white sink with mixer tap, fitted Bosch double oven and Samsung four ring halogen hob. Within the worktops there are retracting USB points and plugs, space and plumbing for washing machine and dishwasher, space for fridge/freezer and microwave, tiled splash back walls, cupboard

enclosed Worcester boiler, downlighters, coving, radiator, double glazed window with view of rear garden. Through way to Breakfast Room with matching storage cupboards and wine rack, radiator, double glazed French double opening doors to rear garden, double glazed window to front, downlighters, coving, wall mounted TV point and space for breakfast table. Door to:

Annex

With separate composite double glazed door to front.

Annex Hallway

With radiator, utility area with space for appliance and hanging rail, coving and door to:

Annex Studio Room

6.41 (max) x 3.44 to maximum 5.38 (21'0" (max) x 11'3" to maximum 17'7")

With two radiators, coving, dimmer switches, dual aspect double glazed windows and double glazed double opening French doors to rear garden. Door to:

Annex Shower Room

With fitted shower cubicle with folding door, Triton shower, pedestal basin, low flush WC, radiator, tiled walls and extractor fan.

Annex Kitchen

3.64 x 2.47 (11'11" x 8'1")

With a range of wood fronted base and wall units, roll top working surfaces incorporating a stainless steel sink with mixer tap, space and plumbing for washing machine, four ring gas hob with extractor fan over, electric double oven, space for fridge/freezer, radiator and double glazed window.

Attractive contemporary style staircase with glass and metal balustrade, turn staircase to:

Galleried Landing

With frosted double glazed windows, downlighters, loft hatch.

Bedroom One

4.75 x 3.05 (15'7" x 10'0")

With radiator, downlighters, wood effect flooring and double glazed window to front and rear with downland views. Door to:

En Suite Shower

With double glazed window, fitted Triton shower and folding glass door, and through way to:

Dressing Room

2.78 x 2.77 (9'1" x 9'1")

With laid wood effect flooring, hanging rails, radiator, double glazed window with westerly aspect, airing cupboard with pre-lagged copper cylinder and slatted shelves for storage.

Bedroom Two

3.36 x 3.36 (11'0" x 11'0")

With laid wood effect flooring, fitted wardrobes with sliding doors, shelving and hanging rail, radiator, double glazed window with westerly aspect, downlighters and dimmer switch.

Bedroom Three

3.66 x 2.83 (12'0" x 9'3")

With wood effect oak wood flooring, double glazed window to front, radiator and dimmer switch.

Shower Room

With large fitted glass shower cubicle with sliding door, fitted

power shower, pedestal basin, radiator, double glazed window, further towel radiator, downlighters.

Separate WC

With low flush WC, basin with mixer tap, splashback, extractor fan and downlighters.

Outside

West Facing Rear Garden

Multi-tiered spacious decking areas including seating areas with retractable sun blind, six to eight person luxury hot tub/spa with 120 jets and further seating areas with lighting, well manicured level lawn area with outside power points. Further patio area for annex which is slightly secluded to the main house, outside tap, gate for side access, shrubs, mature trees including palm trees. Behind the studio is a wood store and metal storage unit.

Timber Built Studio

With pitched roof, double glazed windows and double opening doors fitted with blinds, power and light, bar area and wall mounted heater

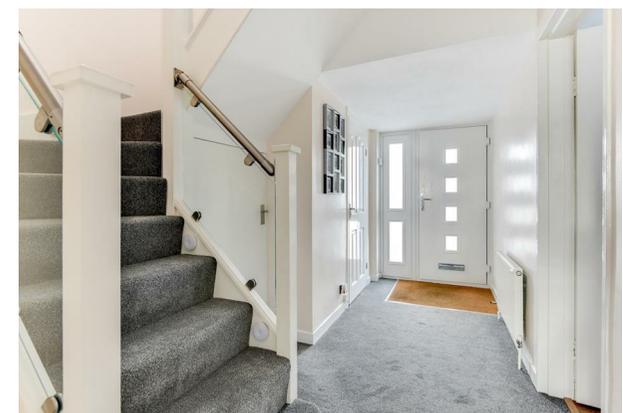
Single Garage

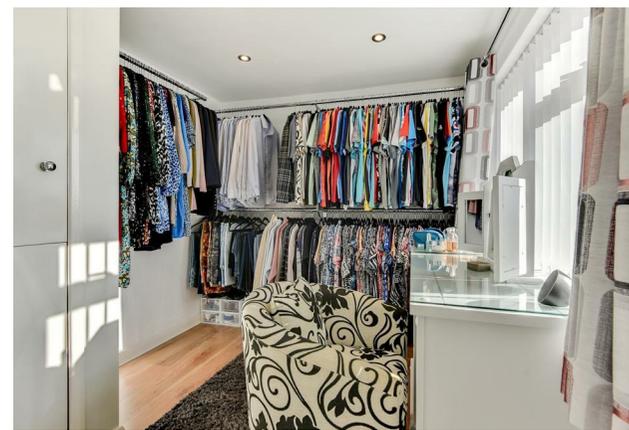
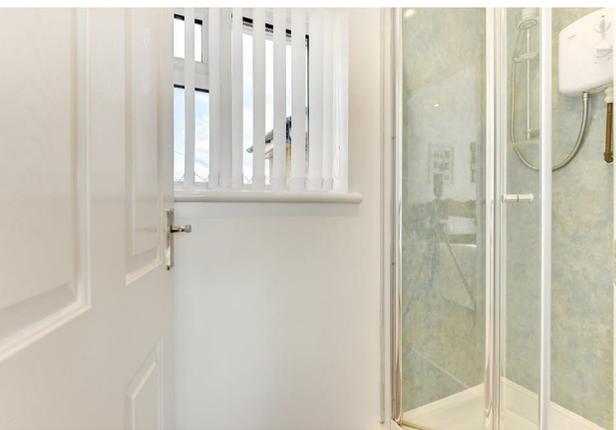
3.93 x 2.12 (widening to 2.41) (12'10" x 6'11" (widening to 7'10"))

With power and light.

Driveway

Attractive printed concrete driveway with off road parking for multiple cars, access to both the main house and to the annex with courtesy lights.





robertluff.co.uk

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

Robert
Luff & Co



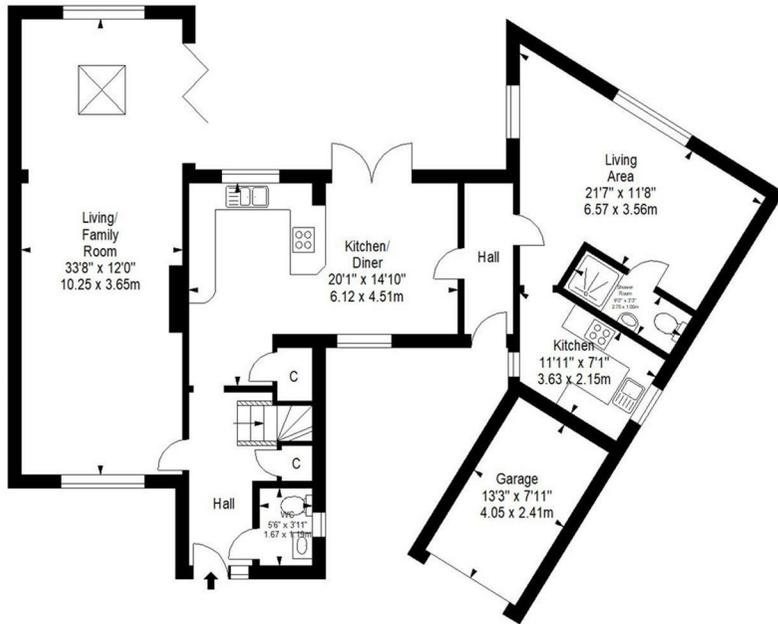
robertluff.co.uk

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

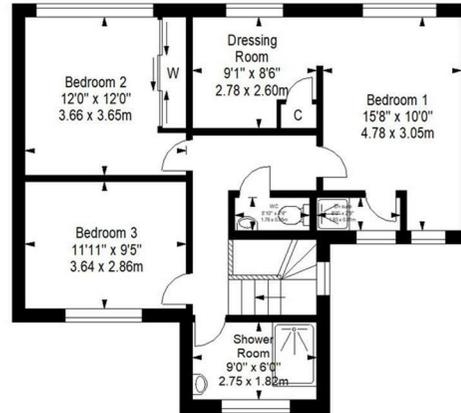
Robert
Luff & Co

Floor Plan Tyne Close

Ground Floor



First Floor



Approximate gross internal floor area 183.3 sq m/ 1973.1 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only. All rights reserved.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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

Robert
Luff & Co