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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.

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.

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

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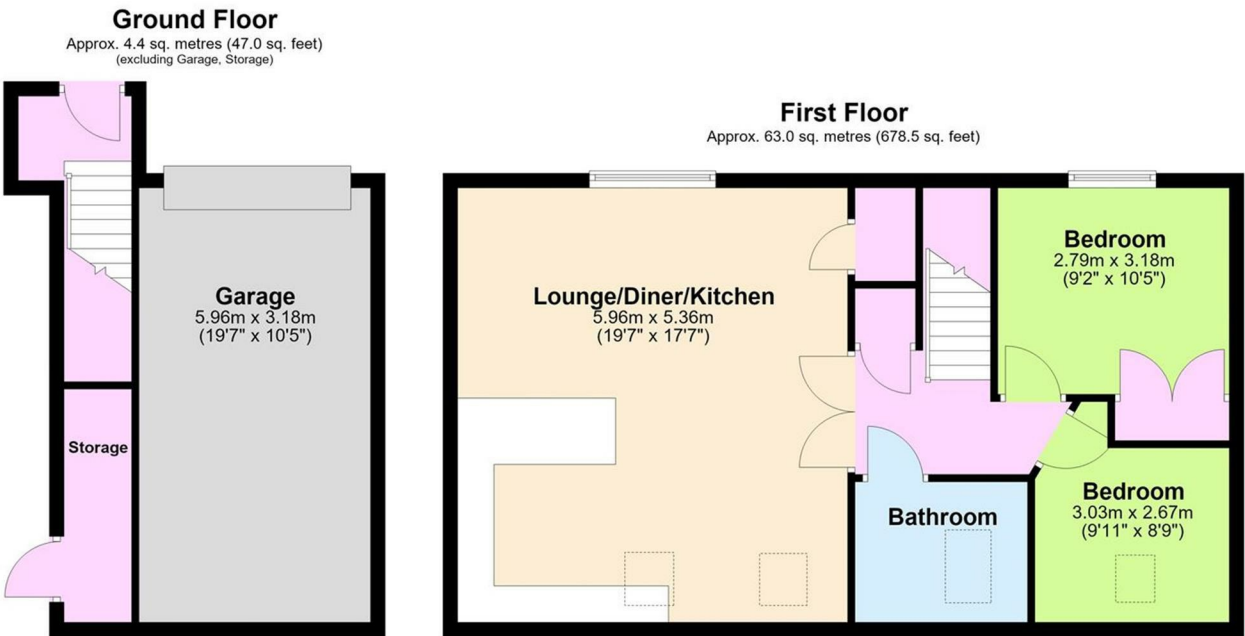


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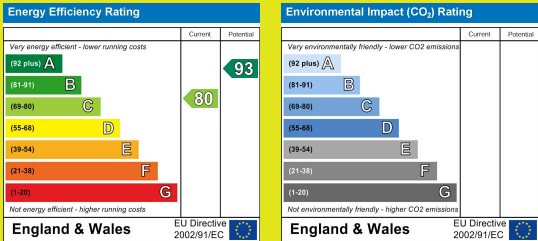
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Floor Plan Hyacinth Street



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



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