Robert Luff & Co

Impatiens Place, Worthing

Freehold - Offers In Excess Of £400,000

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Description

We are delighted to offer to the market this beautifully presented three bedroom family home, perfectly positioned in a highly sought after location. Offering off road parking, a garage and a private south facing rear garden, this property enjoys close proximity to local supermarkets, schools, parks, convenient bus routes, and train stations.

The well designed accommodation features a bright and spacious open plan kitchen/dining area, a large lounge, and a ground floor WC. Upstairs, there are three generously sized bedrooms, including a principal bedroom with en suite, as well as a stylish family bathroom. Additional benefits include double glazing, gas fired central heating and the remaining term of a 10 Year NHBC Warranty.

Key Features

- Beautiful Family Home
- Further Spacious Lounge
- En Suite Shower Room
- South Facing Rear Garden
- Taylor Wimpey Development
- Open Plan Kitchen/Dining Area
- Three Bedrooms
- Driveway & Garage
- Remainder of 10 Year NHBC Warranty
- Council Tax Band - D

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Entrance Hall
Composite door with frosted double glazed insert to front, cupboard housing electrical consumer unit, boiler controls, radiator, laid wood effect flooring and useful understairs storage cupboard.

Downstairs WC
Low level flush WC, pedestal wash hand basin with mixer tap and tiled splashback. Laid wood effect flooring, radiator and downlights.

Lounge
5.38m x 3.18m (17'7" x 10'5")
Two radiators, dual aspect double glazed windows, double glazed french doors to rear garden and a wall mounted media point.

Kitchen/Diner
5.37m x 3.48m (17'7" x 11'5")
A range of white fronted wall and base units, rolltop working surfaces incorporating a grey contemporary one and a half bowl sink with mixer tap. Fitted Zanussi double oven and four ring gas hob with extractor fan. Integrated fridge/freezer, dishwasher and washing machine. Dual aspect double glazed windows, downlights, space for dining table and two radiators.

Landing
Turn staircase, radiator and loft hatch

Bedroom One
4.10m x 3.26m (13'5" x 10'8")
Dual aspect double glazed windows, radiators, attractive fitted wardrobes with hanging and shelving, wall mounted boiler controls and door to en-suite shower room

En-suite Shower Room
Large shower cubicle with sliding door and fitted shower, basin with mixer tap, low level flush WC, downlights, part tiled walls, heated towel rail, airing cupboard with shelving and light.

Bedroom Two
3.29m x 2.93m (10'9" x 9'7")
Dual aspect double glazed windows and radiator

Bedroom Three
3.48m x 2.35m (11'5" x 7'8")
Double glazed window, radiator, attractive fitted wardrobes with hanging space and shelf

Bathroom
Panel enclosed bath with mixer tap and fitted over bath shower with screen, pedestal basin with mixer tap, low level flush WC, heated towel rail, downlights, part tiled walls and frosted double glazed windows

Rear Garden
Attractive south facing rear garden with courtesy light, outside tap. lawn area, patio areas, timber fence and wall enclosed with gate for rear access to driveway and garage

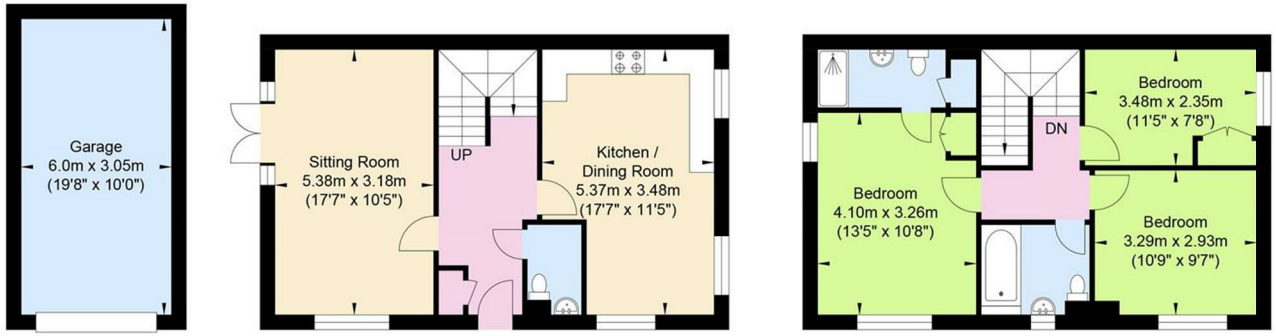
Driveway
Off road parking

Garage
6.0m x 3.05m (19'8" x 10'0")
Power, light and a pod point car charger, eaves storage, up & over door

Front Garden
Flower beds

Floor Plan Impatiens Place

Impatiens Place



Garage
Approximate Floor Area
196.97 sq ft
(18.30 sq m)

Ground Floor
Approximate Floor Area
516.02 sq ft
(47.94 sq m)

First Floor
Approximate Floor Area
516.02 sq ft
(47.94 sq m)

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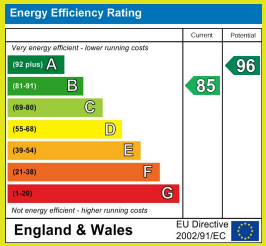
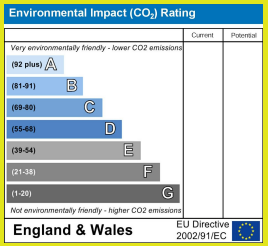
Approximate Gross Internal Area (Excluding Garage) = 95.88 sq m / 1032.04 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.





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.

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