Robert Luff & Co

St Lawrence Avenue, Worthing

Freehold - Guide Price £850,000 - £875,000

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Description

Guide Price £800,000 - £850,000

We are delighted to offer to the market this stunning detached chalet bungalow, ideally situated in this favoured 'Thomas A Becket' catchment with a choice of local high schools, local shops, parks, bus routes and mainline station nearby.

This spacious and versatile two-storey family home is already configured to include a self-contained annexe, ideal for multi-generational living or independent accommodation. The ground floor features a beautiful extended open plan kitchen/living area with bi-folding doors opening onto the garden along with a separate utility, three double bedrooms, and a beautiful refitted bathroom. Upstairs offers three additional bedrooms, including a master with en suite and fitted wardrobes, and a separate WC, providing flexible living space throughout.

Key Features

- Beautiful Detached Chalet Family Home
- Six Bedrooms
- Self Contained Annex
- Open Plan Kitchen/Breakfast Room
- Separate Living Room
- Master with En Suite
- Bi-Folding Doors onto Garden
- Beautiful Rear Garden
- Off Road Parking
- Council Tax Band E | EPC Rating C













Composite double glazed front door with leaded light feature window opening through into:

Entrance Hall
A beautiful oak style Amtico flooring flows throughout the house, a range of built in cupboards providing hanging space, shelving and storage, skimmed ceiling and spotlights. Door leading into:

Living Room
4.78 x 4.49 (15'8" x 14'8")
Double glazed leaded light bay window to front, two further double glazed leaded light windows to side aspect, continuation of the oak floor throughout, two radiators, tv point, telephone point, skimmed ceiling and coving.

Refitted Kitchen/Breakfast Room
8.4 (max) x 8.24 (max) (27'6" (max) x 27'0" (max))
Double glazed window to side aspect, one and a half bowl sink unit with chrome mixer tap inset to a granite roll top worksurface with matching high gloss wall and base units, built in eye level Bosch double ovens, integrated fridge, integrated freezer, integrated dishwasher, five ring induction hob with designer extractor above, integrated wine cooler, central breakfast bar with space for three stools and storage below, opening through into living space, extension with two sets of double glazed bi-folding doors with integrated sliding blinds, continuation of the floor throughout, skimmed ceiling with spotlights, double glazed frosted door leading out onto utility room

Utility Room
4.54 x 1.63 (14'10" x 5'4")
Radiator, single stainless steel sink unit with mixer tap and drainer inset to a roll top work surface with matching range of high gloss wall and base units, space and plumbing for washing machine and tumble dryer and further appliance, double glazed frosted door leading out onto the garden and double glazed door leading into the annex.

Bedroom Two
3.78 x 3.37 (12'4" x 11'0")
Double glazed bay window to front aspect, further double glazed leaded light window to side aspect, radiator, space for wardrobes, tv point, telephone point, skimmed celling with coving.

Bedroom Three
3.73 x 2.87 (12'2" x 9'4")
Two double glazed windows to side aspect, radiator, continuation of floor throughout, space for wardrobes and coved ceiling.

Bedroom Four
3.37 x 2.65 (11'0" x 8'8")
Double glazed leaded light window to side aspect, radiator, space for wardrobes, picture rail and textured ceiling.

Ground Floor Bathroom
Double glazed frosted window to side aspect, beautifully finished flooring continuing throughout, walk in glass shower enclosure with floating head and shower attachment, wall mounted Roca wash hand basin with designer chrome mixer tap and mirror above, low level flush WC, decorative wall mounted heated towel rail, fully tiled walls, extractor fan and skimmed ceiling with spotlights.

First Floor Landing
With loft hatch and door leading into bedrooms.

Bedroom One
4.52 x 3.78 (14'9" x 12'4")
Double glazed windows to front with built in blinds, limed oak flooring throughout, decorative radiator, tv point, telephone point, range of fitted wardrobes providing ample hanging space and shelving. Door leading into:

En Suite Bathroom
Wash hand basin inset to vanity unit with cupboards below and vanity shelf, panel enclosed bath with mixer taps and shower above, decorative glass splashback, wall mounted heated towel rail and skimmed ceiling with spotlights.

Bedroom Five
3.07 x 3.02 (10'0" x 9'10")
Double glazed window to rear overlooking the garden, built in eaves storage, tv point, telephone point, range of fitted wardrobes providing hanging space and shelving, further built in cupboard providing hanging space and shelving, and textured ceiling.

Bedroom Six
4.09 x 2.40 (13'5" x 7'10")
Double glazed window to rear overlooking the garden, radiator, eaves storage cupboard and skimmed ceiling.

Separate WC
Velux window to side aspect, low level flush WC, wash hand basin inset to vanity cupboard below with glass splashback and skimmed ceiling with spotlights.

Annex
7.16 x 4.59 (23'5" x 15'0")
Private double glazed frosted front door leading into:

Living Space
Double glazed window to rear overlooking the garden.

Kitchen Area
Single stainless steel sink unit with mixer tap and drainer inset to a granite effect worktop with matching range of high gloss wall and base units, built in oven with four ring hob with extractor fan above and splashback, integrated fridge, space for tall standing fridge/freezer, oak effect flooring throughout, space for sofa and dining table and chairs, radiator, tv point, double glazed patio doors leading out onto the decking area, opening through into:

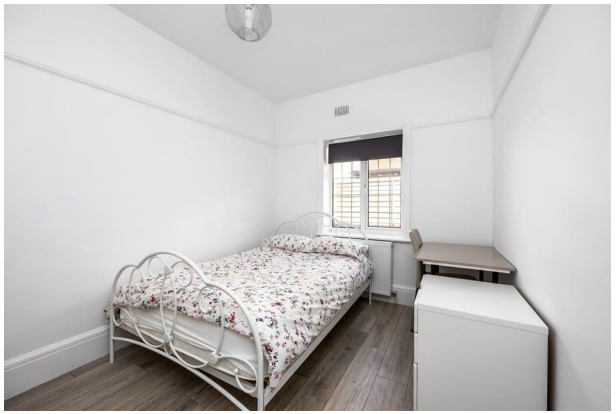
Bedroom Area
Double glazed roof light providing lots of natural light, radiator, space for wardrobes, door leading into:

Bathroom
Double glazed roof light, tile effect flooring, walk in glass shower enclosure with mains shower, wash hand basin with chrome mixer tap with mirrored vanity unit above, low level flush WC, wall mounted heated chrome towel rail, fully tiled walls, extractor fan and skimmed ceiling with spotlights.

Rear Garden
A beautiful family rear garden which is mainly laid to lawn with attractive flower and shrub borders, slab patio path leads down to summer house. The back of the house benefits composite decking area ideal for entertaining which flows beautifully off the bi-folds from the living space, access into the annex, outdoor lighting and access via a gate to the front.

Front Garden
Block paved in and out driveway providing off road parking for several vehicles, side access to the rear garden and direct access into the annex via a store room housing meters and providing shelving space.

















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Annex











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Floor Plan St Lawrence Avenue

St Lawrence Avenue

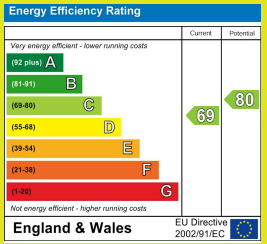


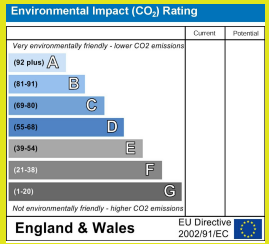
Ground Floor
Approximate Floor Area
1933.62 sq ft
(179.64 sq m)

First Floor
Approximate Floor Area
511.50 sq ft
(47.52 sq m)

Approximate Gross Internal Area (Including Annexe) = 227.16 sq m / 2445.13 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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