



Flat 14 Chester Lodge, Lansdowne Road, Worthing, BN11 4NF
Price Guide £375,000

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This beautifully presented two bedroom apartment with south facing SUN BALCONY offers spacious accommodation comprising, communal entrance with passenger lift rising to third floor, entrance hall, 18' lounge/dining room with door to Southerly aspect sun balcony, modern fitted kitchen, bedroom one with ensuite bathroom/Wc, bedroom two with door to sun balcony and separate shower room/Wc. Externally there are attractive communal gardens, garage. Benefits include gas central heating and double glazing. Located in sought after West Worthing with Worthing seafront, bus services and shops all nearby.

- Purpose Built Apartment
- Third Floor with Lift
- Garage / Long Lease
- Ensuite Bathrm/Wc & Shower Rm/Wc
- South Aspect Balcony
- Two Bedrooms
- West Worthing
- Gas Central Heating





Communal Entrance

With security entryphone, staircase and passenger lift.

Third Floor

Personal door opening to

Entrance Hall

Built in cloaks cupboard and built in airing cupboard. Radiator. Access to loft. Wall mounted security entryphone. Thermostat for central heating.

Lounge / Dining Room

5.49 x 3.45 (18'0" x 11'3")
Southerly aspect double glazed window. Three wall light points. Radiator. Double glazed door opening to Sun balcony.

Sun Balcony

Of popular Southerly aspect. Enclosed by decorative balustrade with a tiled floor. Accessed from bedroom two and lounge/dining room.

Modern Kitchen

3.99 x 2.24 (13'1" x 7'4")
Comprising of working surfaces with cupboards and drawers under. Inset one and half bowl sink unit. Fitted electric hob with extractor above. Built in high level oven and microwave.



Integrated washing machine and fridge/freezer. Range of matching wall cupboards. Wall mounted boiler concealed in cupboard. Double glazed window.

Bedroom One

4.80 x 3.30 (15'8" x 10'9")
Built in double wardrobe. Radiator. Double glazed Southerly aspect window.

Ensuite Bathroom/Wc

2.18 x 1.98 (7'1" x 6'5")
Suite comprising panelled bath with shower attachment, vanity surface with inset wash hand basin and concealed cistern Wc. Part tiled walls and tiled floor. Modern vertical radiator. Extractor fan.

Bedroom Two

3.99 x 2.39 (13'1" x 7'10")
Double glazed French doors opening to the sun balcony. Radiator.

Shower Room/Wc

2.18 x 1.98 (7'1" x 6'5")
Suite comprising step in shower cubicle with curved sliding doors, shower above and shower attachment, vanity surface with inset wash hand basin and concealed cistern Wc. Part



tiled walls and tiled floor. Modern vertical radiator. Extractor fan.

Garage

Located in the rear compound with up and over door and a pitched roof providing storage space.

Communal Gardens

Well maintained gardens surround the development with attractive trees, flower and shrub borders.

Required Information

Length of lease: 148 years remaining
Annual service charge: £2040 per annum
Annual ground rent: £0

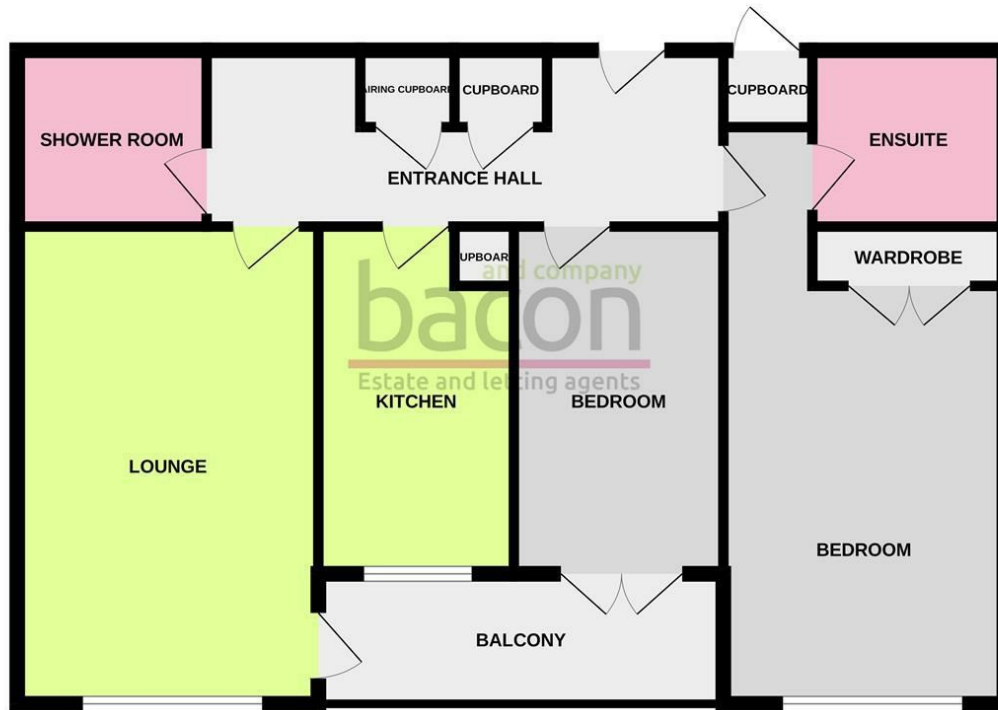
Council tax band: C

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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