



3 Lansdowne Road, Worthing, BN11 4NF
Asking Price £395,000

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We are excited to present this beautifully renovated Ground Floor Apartment. Internally, the accommodation briefly comprises: two spacious double bedrooms, with the master featuring a modern en-suite. The generous living room offers access through sliding doors to a private patio, perfect for outdoor relaxation. A further renovated bathroom complements the layout. The standout feature of the property is the stylish, fully fitted kitchen, ideal for modern living. Externally, the apartment boasts a private patio area, as well as access to well-maintained communal gardens. Additional benefits include access to a private garage within the compound. The property has also been cleverly adapted to make it wheelchair friendly with widened doors and hard flooring throughout. Also a ramp is available to offer access to outside the property.

- Ground Floor Apartment
- Two Double Bedrooms
- Two Modern Bathrooms
- Private Garage
- Extended Lease
- Private Patio
- Chain Free
- Viewing Highly Recommended





Entrance Hall

Floorboards throughout. Radiator. Two large storage cupboards. Wall mounted phone entry system.

Living Room

5.59m x 3.45m (18'4" x 11'3")
Floorboards throughout. Two radiators. Double glazed window. Double glazed sliding doors providing access to private patio area.

Kitchen

3.38m x 3.15m (11'1" x 10'4")
Floorboards throughout. A modern fitted kitchen briefly comprising; a range of matching wall and base units. Composite worktops. Integrated appliances including fridge/freezer and dishwasher. Inset sink with drainer. Wall mounted combination boiler. Double glazed window.



Bedroom One

4.11m x 3.66m (13'5" x 12'0")
Floorboards throughout. Two built in double wardrobes. Radiator. Two double glazed windows

Bedroom Two

4.72m x 4.11m (15'5" x 13'5")
Floorboards throughout. Radiator. Two double glazed windows.

Bathroom

contemporary textured walls. Panelled bath with shower attachment above. Glass screen protect. Inset vanity sink unit with storage cupboards below. Matching low level Wc. Wall mounted heated towel rail.

En Suite

Fully wall boarded with a marble effect wall board. Wall mounted heated towel rail. Corner



shower cubicle with glass sliding door. Inset vanity sink unit with storage cupboards below. Matching low level Wc.

Outside

A range of beautifully maintained communal gardens. Access to private garage in compound.

Required Information

Length of lease: 148
Annual service charge: £2,143.88
Annual ground rent: Peppercorn

Estate Management Charge:

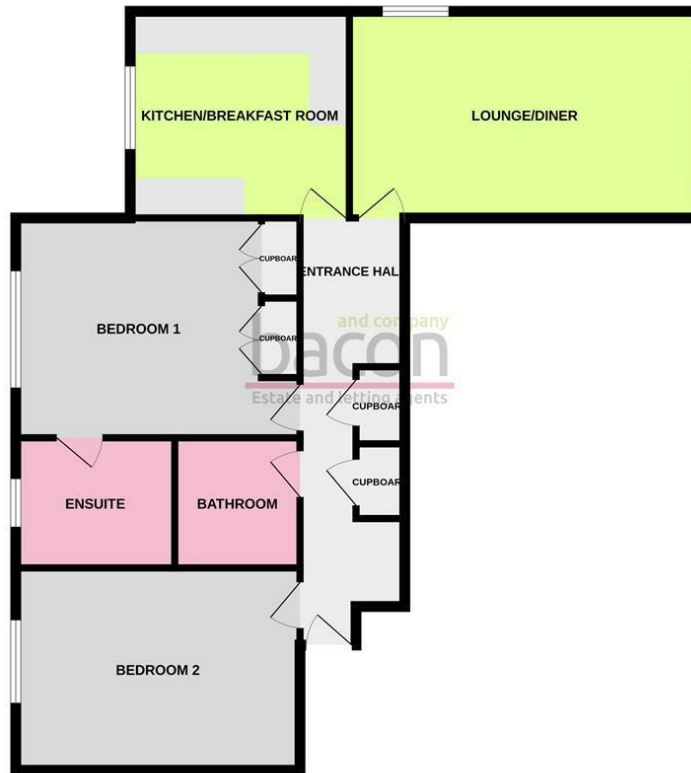
Council tax band:

Draft version:

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



GROUND 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		81
(69-80) C	67	
(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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