



Charlwood Lodge Lansdowne Road, Worthing, BN11 4NF

Asking Price £200,000





We are delighted to present this beautifully refurbished top-floor flat, offered in excellent condition throughout. The property features one well-proportioned bedroom, a stylishly re-fitted modern kitchen, and a contemporary re-fitted bathroom. Recently renovated to a high standard, the flat also benefits from a garage situated within a nearby compound, providing convenient and secure parking or additional storage.



Key Features

- CHAIN FREE
- Top Floor Flat
- Spacious Rooms
- Balcony
- Two Double Bedrooms
- 700 Bus Route Nearby
- Garage
- Close to Grand Avenue
- Lift Access
- Favoured West Worthing



1 Bedrooms



1 Bathrooms



1 Reception Rooms

INTERNAL

Stairs or lift to the top floor, entrance into spacious hallway with glass panels and storage cupboards, shower room with corner shower and sink, separate W.C, two double bedrooms with fitted wardrobes, good size fitted kitchen with appliances, large lounge with space for lounging and dining, access to South Facing balcony which has beautiful views over Worthing. The property has double glazing and electric storage heaters.

EXTERNAL

The property features a lovely South facing balcony with elevated views of Worthing. The block also benefits from well kept communal gardens. Garage in the block to the rear.

LOCATION

Situated in a sought after position off Grand Avenue with Goring Road shopping parade and Worthing Seafront less than three quarters of a mile away. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately one mile away. The nearest station is West Worthing which is approximately three quarters of a mile away. Bus services run nearby.

TENURE

Leasehold

139 years remaining

Service Charges: £2556.66 per annum.

Council Tax Band: B





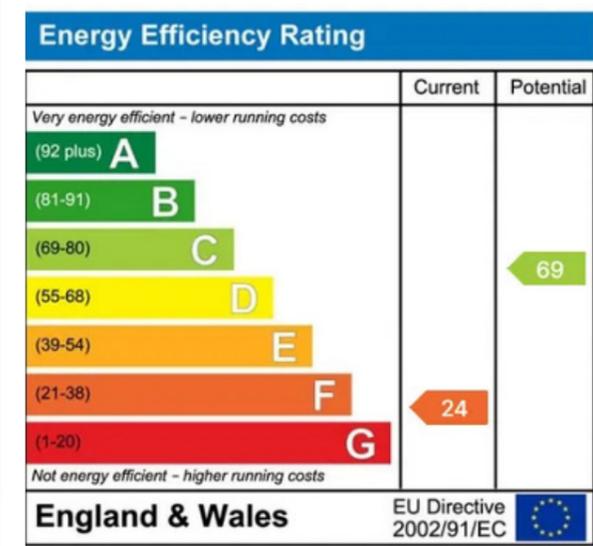
Approximate total area^m
395 ft²
36.9 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Property Details:

Floor area (as quoted by EPC: 34 sqm)
Tenure: Leasehold
Council tax band: A

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

