

23 Lansdowne Road
Worthing, BN11 5HQ

Guide price £300,000

Step into this well-presented and spacious two double bedroom top-floor apartment, boasting a south-facing orientation and a charming balcony, situated in the sought-after area of BN11 West Worthing. Conveniently located close to local amenities, the seafront, and easily accessible bus stops and mainline railway stations, this property offers both comfort and convenience.

Upon entering through the communal door, you're greeted by a welcoming 'Art Deco' entrance hall, leading you up to the second floor. Pass the storage room for the apartment, and you'll find the private front door nestled within an East-facing covered walkway.

The spacious L-shaped entrance hall provides access to all rooms, including a generous cupboard and airing cupboard.

The living room/dining room is a bright and airy space, easily accommodating both relaxation and dining areas. With its large south-facing double-glazed window and double-glazed door leading to the East/South facing balcony, it's the perfect spot to enjoy a morning coffee while soaking up the sunshine.

The kitchen, with its East aspect, features modern eye and base level units, along with plumbing and space for major appliances.

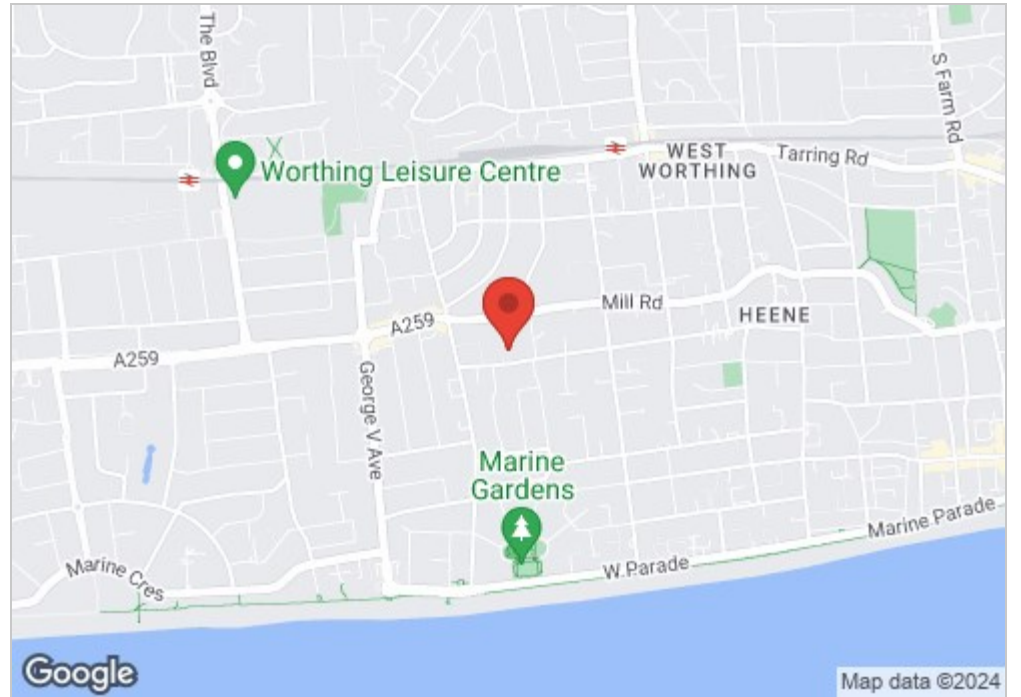
The master bedroom, boasting a south-facing orientation, offers ample space and includes a built-in cupboard. Meanwhile, the second bedroom, currently utilized as a home office, enjoys an East aspect, capturing the morning sunshine.

The tiled bathroom features a panel bath with shower over, wash basin, and an original illuminated 1930s feature mirrored cabinet. Additionally, there's a separate W/C for added convenience.

Step outside onto the wonderful East/South facing balcony, featuring a tiled floor and part glazed enclosure, providing an ideal outdoor retreat.

Lastly, the apartment comes with its own storage room, offering practical storage solutions.

Don't miss out on this opportunity to own a delightful property in a sought-after location. Contact us today to arrange a viewing!

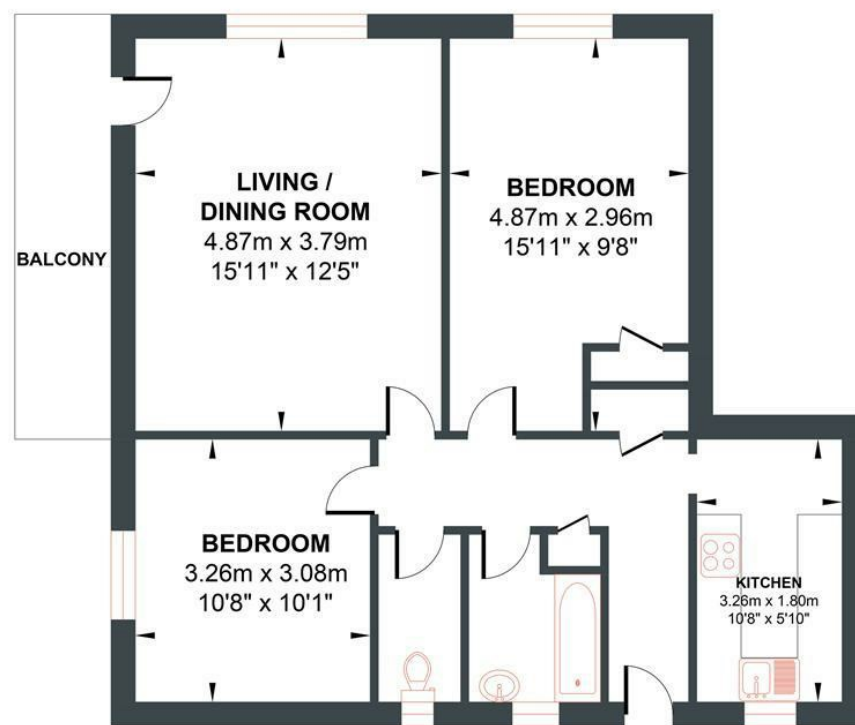


- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS
- PLENTY OF STORAGE THROUGHOUT
- SOUTH ASPECT BALCONY
- DOUBLE GLAZED
- TOP FLOOR APARTMENT
- NO ONWARD CHAIN
- SHARE OF FREEHOLD
- PRIME WORTHING POSITION
- SPACIOUS LAYOUT

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

ARUNDEL COURT

Approximate Gross Internal Area = 62.57 sq m / 673.49 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



SECOND FLOOR

Approximate Floor Area
673.49 sq ft
(62.57 sq m)

