



123 Lyndhurst Road, Worthing, BN11 2DE
Guide Price £665,000

and company
bacon
bespoke



Immaculately presented and expertly extended four double bedroom period detached family home situated on Lyndhurst Road, Central Worthing. The property is ideally positioned within walking distance of Worthing Town Centre, seafront, shops, schools, mainline railway station and hospital. Accommodation briefly comprises entrance hall, 26ft living room, dining room, modern kitchen/breakfast room, split level first floor landing, 26ft primary bedroom, two further first floor double bedrooms, modern family bathroom, cloakroom and a further second floor double bedroom. Externally the property benefits from a well maintained private rear garden, private driveway with electric car charging point and a double garage with electric up and over door. The property has been sympathetically modernised whilst retaining many of it's original features. Viewing highly recommended.

- Immaculately Presented
- Period Detached Family Home
- Central Worthing Location
- Four Double Bedrooms
- Two Reception Rooms
- Modern Kitchen/Breakfast Room
- Modern Family Bathroom
- Loft Conversion
- Private Driveway & Double Garage
- Double Gazed Windows & Gas Central Heating



Entrance

UPVC front door opening to:

Entrance Hall

Radiator. Under stairs storage cupboard. Picture rails. High level skirting boards. Wood effect laminate flooring. Corniced and levelled ceiling.

Living Room

8.10m into bay x 3.81m (26'7 into bay x 12'6)
South aspect double glazed bay window to front. Double glazed window to rear. Gas fireplace with tiled surround, wooden mantel and marble hearth. Four radiators. Picture rails. High level skirting boards. Corniced and levelled ceiling. Two ceiling roses.

Dining Room

3.56m x 3.51m (11'8 x 11'6)
Double glazed window to side. Radiator. Space for dining room furniture. Tile effect laminate flooring. Levelled and coved ceiling. Opening to:

Modern Kitchen

3.66m x 3.56m (12' x 11'8)
Double glazed windows to side. Double glazed French doors overlooking and providing access to rear garden. Wood work surfaces with inset butler style ceramic sink with swan neck mixer tap over and ceramic drainer. Four ring induction hob with with stainless steel splashback and extractor canopy above, fitted oven/grill below. Space and plumbing for washing machine, dishwasher and fridge/freezer. Range of shaker style kitchen units including cupboards, drawers, wall and display units. Moveable breakfast bar/kitchen island with matching stools. Wall mounted 'Worcester' gas boiler (new 2022). Vertical radiator. Tile effect laminate flooring. Levelled ceiling. Inset spotlights. Three ceiling pendant lights.

Split Level First Floor Landing

High level skirting boards. Stairs to second floor. Levelled ceiling. Access hatch to loft.

Bedroom One

5.11m into wardrobe x 4.27m into bay (16'9 into wardrobe x 14' into bay)
South aspect double glazed bay window to front. Further South aspect double glazed window. Two radiators. Fitted wardrobes with mirrored sliding doors. High level skirting boards. Picture rails. Levelled and coved ceiling.

Bedroom Two

3.58m x 3.18m (11'9 x 10'5)
Double glazed window to rear. Radiator. Picture rails. Levelled and coved ceiling.

Bedroom Four

3.35m x 2.64m (11' x 8'8)
Double glazed window to side. Radiator. Levelled ceiling.

Cloakroom

Low level flush push button w/c. Wash hand basin with storage cupboard below. Double glazed obscure glass window. Wood effect laminate flooring. Levelled and coved ceiling. Inset spotlights.

Modern Family Bathroom

Step in steamed shower with rainfall shower, handheld attachment, pressure spray, LED lights and Bluetooth speakers. Panelled bath with inset LED lights, mixer tap over and handheld attachments. Pedestal wash hand basin. Concealed cistern push button w/c. Part tiled walls. Floating shelving Storage cupboard. Airing cupboard with hot water tank and shelving. Wood effect laminate flooring. Levelled ceiling. Inset spotlights Extractor fan. Double glazed obscure glass window.

Second Floor

'Velux' window. Door to:

Bedroom Three

5.54m max x 5.05m max (18'2 max x 16'7 max)
Four 'Velux' windows with fitted blackout blinds. Radiator. Levelled and pitched ceiling. Inset spotlights.

Private Rear Garden

Decking area providing ample space for garden furniture ideal for entertaining. Remainder laid out lawn. Enclosed by wall and 6ft fence. Side access gate. Outside light and power point. Reclaimed brick pathway leading to:

Double Garage

5.87m x 5.49m (19'3 x 18')
Electric up and over door. Benefiting from power and light. Window and personal door to side.

Private Driveway

Block paved providing off road parking for several vehicles. Electric car charging point.

Required Information

Council tax band: D

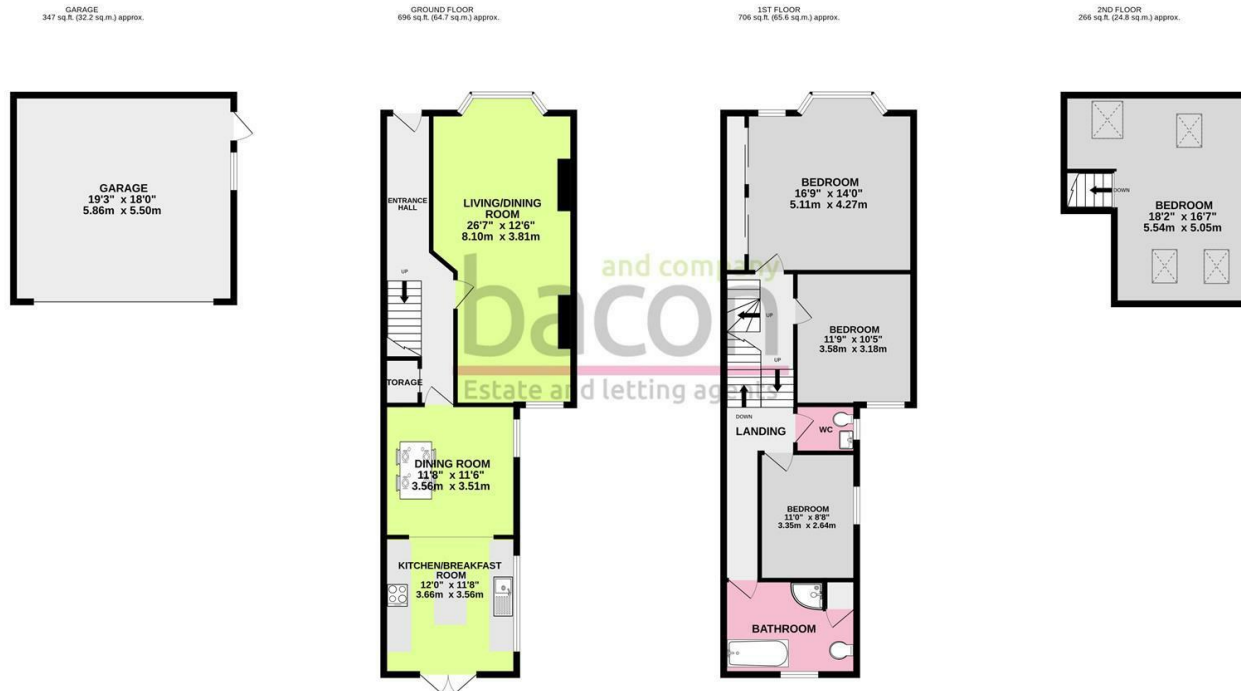
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.









TOTAL FLOOR AREA : 2016 sq.ft. (187.3 sq.m.) approx.

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		79
(69-80) C		
(55-68) D	50	
(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.

