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## Description

Robert Luff & Co are delighted to present this charming, character filled property in the heart of the heavily desired West Worthing location. The property was built in circa 1840 with later additions added. The property benefits from three/four double bedrooms, versatile reception rooms, secluded low maintenance garden, double gated entrance way, two bathrooms, utility room and off road parking to the front. Being in the desirable Heene Area the property is nearby to local amenities, bus routes, mainline train stations, the beach and local schools.



## Key Features

- Charming Period House
- Two Reception Rooms
- Viewing Recommended
- EPC Rating - D
- Four Double Bedrooms
- Nearby to Worthing Town Centre
- Nearby To Train Stations & Bus Routes
- Council Tax Band - E



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### Entrance Porch

Pitched roof, leaded light windows, storage cupboard, attractive tiled floor with period front door leading to -

### Reception/Dining Room 7.62m x 3.96m (24'11" x 12'11")

Covered radiator, attractive original exposed beams, Westerly aspect leaded light windows, wall mounted boiler controls, radiator, under stairs storage cupboard further reses cupboard, double glazed door to Kitchen

### Downstairs Shower Room

White suite, low flush WC, basin set in a vanity unit with mixer taps, tiled splashbacks, shower cubicle with double opening doors and fitted shower, two frosted double glazed windows, heated towel rail and tiled floor.

### Kitchen

3.66m x 3.66m (12'0" x 12'0")  
Range of white fronted wall and base units, attractive hard wood working surfaces, one and half bowl sink with mixer tap, Range master oven with six gas burners, glazed storage cabinets and shelving, space for dining table, attractive wood panel ceiling, radiator, throughway to utility area

### Utility area

2.44m x 3.35m (8'0" x 10'11")  
Range of white fronted base and wall units, wood effect working surfaces with space for tumble dryer

and fridge freezer, wall mounted boiler double glazed door and frosted window to rear garden, door leading to lean to storage area.

### Store Area

1.52m x 3.35m (4'11" x 10'11")  
With a range of base and wall units, wood effect working surface, frosted door to front,

### Lounge

5.79m x 3.96m (18'11" x 12'11")  
Duel aspect leaded light windows, two radiators, television point and a dimmer switch

### Third Reception Room/ Bedroom Four

4.80m x 3.45m (15'9 x 11'4)  
Attractive parquet wooden flooring, electric heater and radiator, duel aspect double glazed window, and door with southerly aspect to attractive part-flint courtyard area.

### Landing

Turned stairs leading to first floor split level landing, double glazed porthole window and a separate double glazed window.

### Bedroom One

3.81m x 4.62m (12'6 x 15'02)  
Double glazed window with views over the front, radiator, wooden fire surround with brick insert and picture rail.

### Bedroom Two

4.09m x 3.84m (13'5 x 12'7)  
Two double glazed windows with southerly aspect, radiator.



### Bedroom Three

4.01m x 3.28m (13'2 x 10'9)

Cupboard with shelves, hanging and storage over, double glazed window, radiator and cupboard housing water cylinder with slatted shelves over.

### Bathroom

Enclosed bath with handles, telephone style period mixer tap with shower attachment, low flush WC, basin with mixer tap, part panelled walls, heated towel rail and double glazed window.

### Rear Garden

A low maintenance patio garden area with brick enclosed flower beds, timber built storage shed, outside tap, further storage unit

and steps down to the side. This is leading to the south facing courtyard area with gravel seating area and wall enclosed flower beds.

### Front Garden

Double gates leading to driveway with hard standing area with parking for four cars, wall enclosed flower beds with a wide range of mature trees and shrubs.



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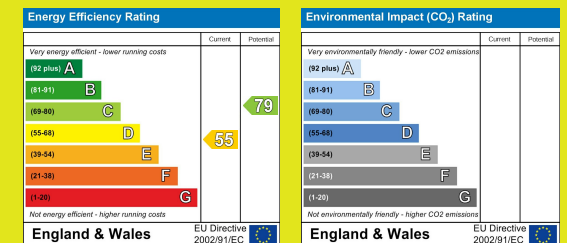
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## Floor Plan Lansdowne Road



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