



6 Lansdowne Place, Worthing, BN11 5HD  
Asking Price £520,000



Deceptively spacious link style semi detached house with four double bedrooms in this favoured West Worthing area. Briefly the accommodation comprises: spacious entrance hall, cloakroom, lounge/diner, refitted modern kitchen, four double bedrooms and refitted modern bathroom/wc. Benefits include gas fired central heating, double glazed windows and oak strip flooring to the ground floor.

Externally there is a garage and off road parking to the front. Secluded and west facing rear garden.

- Favoured West Worthing
- Four double bedrooms
- Two large reception rooms
- Ground floor cloakroom
- Refitted modern kitchen
- Refitted modern bathroom
- Garage
- West facing rear garden





PVCu double glazed door to :

#### SPACIOUS ENTRANCE HALL

18'0" max x 10'5"

Radiator. Oak stripped flooring. Radiator. Understairs storage cupboard. Cloaks cupboard.

#### CLOAKROOM

Half tiled. Low level wc. Wash hand basin. Radiator. Double glazed window.

#### LOUNGE

17'4" x 13'2"

Marble fireplace surround with stone hearth with coal effect gas fire inset. Oak strip flooring. Radiator. Double glazed window. Opening to:

#### DINING ROOM

13'3" x 12'0"

Oak strip flooring. Radiator. Sliding double glazed patio doors out to garden.

#### REFITTED KITCHEN

11'6" x 9'2"

Part tiled. Granite effect work surfaces with 1½ bowl single drainer sink unit. Base unit comprising cupboards and

drawers with matching wall units. Fitted oven with electric hob above and concealed extractor. Space and plumbing for washing machine. Double glazed window. Part glazed door leading out to garden.

Stairs from entrance hall leading up to:

#### SPACIOUS FIRST FLOOR LANDING

Double glazed window. Storage cupboard. Access via folding ladder to loft space with power and light. 'Baxi' gas fired boiler supplying hot water and central heating. The loft is boarded and has been subdivided to use as useful hobby areas. Velux double glazed window.

#### BEDROOM 1

17'4" x 13'4"

Double glazed window. Radiator. Fitted wardrobe.

#### BEDROOM 2

14'3" x 10'0"

Double glazed window. Radiator. Fitted wardrobes and storage cupboard. Pedestal wash hand basin.

#### BEDROOM 3

13'7" x 13'4"

Double glazed window. Radiator. Fitted wardrobe and fitted bookshelves.

#### BEDROOM 4

13'5" x 8'4"

Double glazed window. Radiator.

#### BATHROOM/WC

Tiled in attractive ceramics. Modern suite comprising of panelled bath with mixer tap. Walk in shower with glazed screen and chrome shower. Low level wc. Pedestal wash hand basin. Mirrored medicine cabinet with light. Vertical chrome radiator. Double glazed window. Recessed ceiling spot lighting

#### OUTSIDE

#### OFF ROAD PARKING

Hard standing at the front of the property providing off road parking for a couple of vehicles.

#### GARAGE

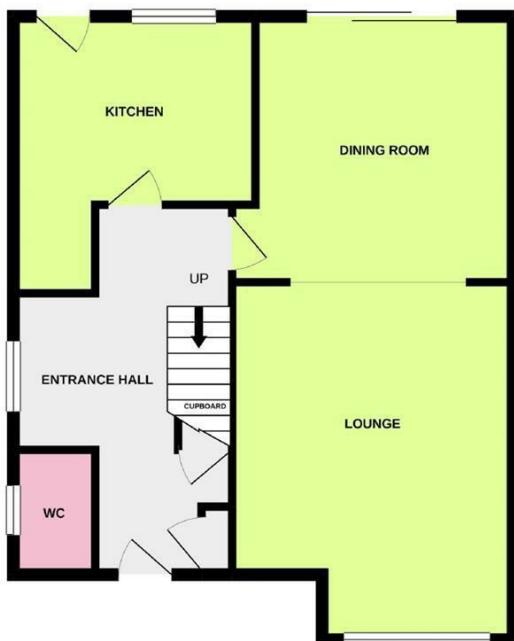
Brick built. Power and light. Sub divided and used as hobbies areas. Personal door to from garden.

#### SECLUDED WEST FACING REAR GARDEN

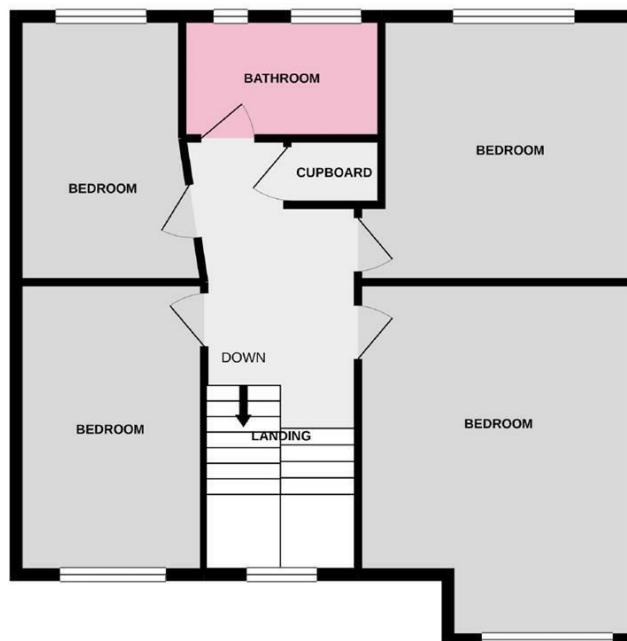
Landscaped west facing rear garden of a manageable size. Flower borders. Crazy paved patio area.



GROUND FLOOR



1ST 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		
(82 plus) A		
(81-91) B		
(69-80) C		
(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.

