



17 Lansdowne Close, Worthing, BN11 5HF
Guide Price £650,000



A detached three bedroom family house in a most sought after location close to West Worthing comprehensive shopping facilities and the seafront/promenade. The property is offered with vacant possession and has accommodation including as follows: Entrance porch, hallway, lounge, dining room, conservatory, 17'5 kitchen and ground floor WC. On the first floor there are three bedrooms, bathroom and separate WC. The property has attractive private gardens and 28'5 garage. Viewing is recommended.

- Popular West Worthing Location
- Detached Family House
- Vacant Possession
- Lounge, Dining Room & Conservatory
- 17'5 Kitchen
- Three Bedrooms
- Bath/Shower Room & Seperate WC
- Attractive Gardens & 28'5 Garage.





Entrance

Double glazed front door to:

Entrance Porch

Part glazed door to:

Entrance Hall

Radiator, staircase to first floor with storage cupboard under.

Ground Floor WC

Low level flush WC, wall mounted wash hand basin, part tiled walls, cupboard housing gas fired boiler and controls.

Lounge

5.49m x 3.91m (18'0 x 12'10)

Double glazed bay window to front, feature fireplace with electric fire, radiator.

Dining Room

4.27m x 3.30m (14'0 x 10'10)

Two radiators, double glazed windows with French doors between to:

Conservatory

3.30m x 2.26m (10'10 x 7'5)

Double glazed windows and door to and overlooking the rear garden.

Kitchen

5.31m x 2.46m (17'5 x 8'1)

Range of worktop surfaces with cupboards and drawers under incorporating a one and a half bowl sink unit and four ring gas hob with extractor over, split level double oven, space used for washing machine, fridge and dishwasher, matching wall cupboards and part tiled walls, two radiators, double glazed window and door to rear garden.

First Floor Landing

Access to loft space, over stairs shelved cupboard and separate airing cupboard.

Bedroom 1

4.93m x 3.96m (16'2 x 13'0)

Radiator, double glazed window, double wardrobe with cupboards above.

Bedroom 2

4.32m x 2.92m (14'2 x 9'7)

Double glazed window to rear, radiator, double wardrobe with shelves above.

Bedroom 3

2.46m x 2.26m (8'1 x 7'5)

Radiator, double glazed window to rear.

Bath / Shower Room

Comprising panelled bath, wash hand basin, step in shower cubicle, heated towel rail, part tiled walls, double glazed window.

Separate WC

Low level flush WC, part tiled walls, double glazed window.

Rear Garden

The rear garden is a feature of the property, mainly paved with mature borders,, enclosed by fencing with access to garage. Greenhouse.

Front Garden

Private Drive to Garage

8.66m x 2.46m max (28'5 x 8'1 max)

Longer garage with power and light and up and over door.

Council Tax

Band F





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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	68
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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



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