

Lansdowne Road, Worthing

Leasehold - Offers In Excess Of £230,000



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## Description

We are delighted to offer to the market this well presented, purpose built flat, ideally situated in this favoured West Worthing location close to the seafront with town centre shops, bus routes and mainline station nearby.

Accommodation offers entrance hall, modern kitchen, living/dining room, two double bedrooms and a bathroom with separate WC. The property also benefits from a south facing balcony, double glazing and a garage in compound.

## Key Features

- Purpose Built Flat
- Living Room/Dining Room
- Bathroom with Separate WC
- Garage in Compound
- Close to the Seafront, Town Centre Shops, Bus Routes & Mainline Station Nearby
- Modern Kitchen
- Two Double Bedrooms
- South Facing Balcony
- Favoured West Worthing Location
- Council Tax Band B





Door to communal entrance hall with lift and stairs to first floor.

#### **Entrance Hallway**

Electric heater and cupboard housing water tank.

#### **Lounge**

**5.92m x 3.53m (19'05 x 11'07)**

Large south facing double glazed window, electric heater, Open Reach socket, double glazed door leading to:

#### **Balcony**

Wall enclosed South facing balcony with tiled flooring and views of the communal gardens.

#### **Kitchen**

**2.62m x 2.41m (8'07 x 7'11)**

A range of white high gloss fitted wall and base units, worktop incorporating one and half bowl stainless steel sink with mixer tap, electric hob with extractor fan above, electric oven below, integrated fridge/freezer, integrated dishwasher, washing machine, Fireangel heat alarm and double glazed window.

#### **Bedroom One**

**3.56m x 3.38m (11'08 x 11'01)**

Electric heater and double glazed windows with Southerly aspect.

#### **Bedroom Two**

**3.48m x 2.92m (11'05 x 9'07)**

Electric heater and westerly aspect double glazed windows.

#### **Bathroom**

Panel enclosed bath and mixer tap, shower over bath with shower screen, wash hand basin with mixer tap and storage below and mirror above, two heated towel rails, frosted double glazed window, and tiled flooring.

#### **Separate W/C**

White gloss wash hand basin with mixer tap and storage unit below, low flush WC, tiled flooring and frosted window.

#### **Garage**

In compound with up and over door.

#### **Tenure**

Leasehold with 117 years remaining.

Maintenance Charge: £125 twice yearly.

Service Charge: £1,310 twice yearly.

Garage: £25 twice yearly.



## Floor Plan Lansdowne Road

Floor Plan  
Approx. 743.4 sq. feet



Total area: approx. 743.4 sq. feet

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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC	80	60

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales	EU Directive 2002/91/EC	60	80

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

