

Lansdowne Road, Worthing, BN11

Offers Over **£325,000**

Jacobs | Steel









Property Type: Ground Floor Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Council Tax Band: C

- Renovated Ground Floor Apartment
- Two Double Bedrooms
- Private Entrance
- Modern Kitchen/ Living/ Dining Area
- Four Piece Bathroom
- Private Rear Garden & Front Garden
- Situated in Popular Location
- Chain Free
- Close To Local Shopping Fcailities
- Transport Links Nearby

We are delighted to bring to the market this beautifully presented and recently renovated ground floor apartment, featuring two generous double bedrooms, a contemporary open-plan kitchen/living/dining room with doors opening directly onto the private rear garden, a four-piece bathroom suite and its own private entrance. Ideally situated in this highly sought-after location, the property is conveniently positioned within easy reach of local shopping facilities, excellent transport links and the seafront. Offered for sale with a long lease, share off freehold & no onward chain.





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INTERNAL

A private front door opens into a welcoming entrance hall with a window to the side and access to all rooms. There are two double bedrooms, both benefiting from attractive square bay windows. The bathroom has been fitted with a modern four-piece suite comprising of bath with mixer tap, walk-in shower with glazed screen, tiled walls and recessed display shelf, wash hand basin with illuminated mirror above, and WC. Continuing along the curved hallway, you are led into the open-plan kitchen/living/dining room, creating an ideal space for both everyday living and entertaining. The contemporary kitchen is fitted with a range of grey wall and base units, complemented by integrated appliances including a washing machine, dishwasher, oven, gas hob and extractor hood. There is also ample space for additional freestanding appliances if required. The living and dining areas offer generous space for a dining table and lounge furniture, while doors open directly onto the south-facing rear garden. The property has been fully renovated in recent years.

EXTERNAL

To the front of the property is a private garden area with gated access, a pathway leading to the covered entrance porch, and a lawned section bordered by a variety of established plants. The delightful south-facing rear garden can be accessed directly from the living area, providing an ideal space for outdoor relaxation and entertaining. Predominantly laid to lawn, the garden is complemented by a selection of mature plants, shrubs and trees, creating an attractive and private outdoor setting.

SITUATED

On Lansdowne Road, just a short stroll takes you to the popular Goring Road shopping parade, where you'll find a delightful mix of independent shops, a bakery, coffee spots and everyday conveniences, as well as mainline bus routes for easy transport links. Commuters will appreciate being only around three-quarters of a mile from West Worthing train station, while Worthing town centre is just a mile away, offering an excellent choice of restaurants, theatres, cinemas, and shopping facilities. For those who love the coast, West Worthing seafront is less than half a mile from your door.

TENURE



Approximate total area(1)

826 ft²

76.7 m²

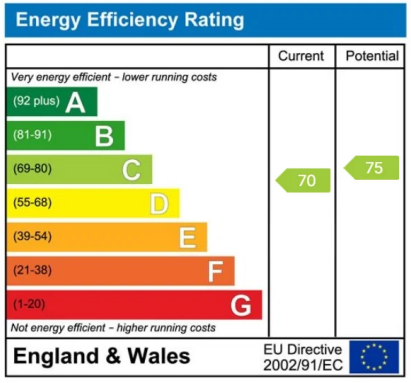
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

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