



Lansdowne Road, Worthing, BN11
£450,000



Property Type: Flat

Bedrooms: 3

Bathrooms: 2

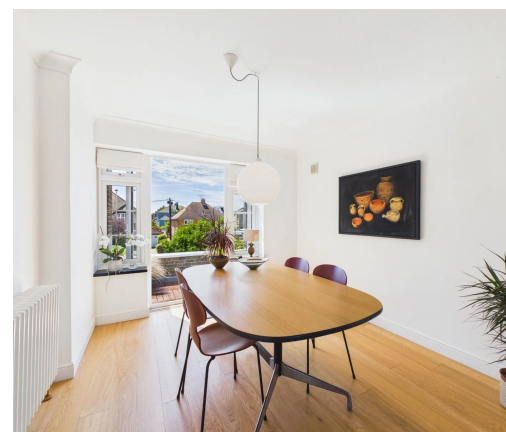
Receptions: 1

Tenure: Share of Freehold

Council Tax Band: C

- Well Presented Art Deco First Floor Apartment with Original Features
- Three Bedrooms
- Modern Fitted Kitchen
- Dining Area With South Facing Sun Terrace
- Dual Aspect Lounge
- Bathroom & Shower Room En Suite
- Direct Access Into Rear Garden
- Internal floor area approximately 112 sq meters (subject to verification)
- Private Off Road Parking & Garage
- Chain Free

We are delighted to bring to the market this beautifully presented and immaculately maintained original Art Deco, first-floor apartment. Offering spacious and versatile accommodation, the property comprises three well-proportioned bedrooms, a modern fitted kitchen with dining area, and a bright dual-aspect lounge filled with natural light. Further benefits include a private rear garden, two delightful sun terraces, private off-road parking, and a garage. Ideally situated in a highly sought-after location, the property is conveniently close to local shopping facilities, amenities, and excellent transport links.





INTERNAL

An attractive original Art Deco front door leads into the communal entrance hall, with front door and stairs rising to the first floor apartment. Upon entering, the first-floor landing provides access to rooms and a useful storage cupboard. The property offers a contemporary fitted kitchen comprising a range of matching wall and base units, a central island, integrated oven, induction hob, slimline dishwasher, washing machine, extractor hood, sink with drainer, and space for a fridge/freezer. A door from the kitchen opens onto a sun terrace, with steps leading directly down to the private rear garden. The kitchen flows seamlessly into the dining area, creating an excellent space for entertaining, with double doors opening onto a delightful south-facing terrace. The bright and spacious dual-aspect lounge enjoys an abundance of natural light fitted shelving, a storage cupboard, and a door leading to the principal bedroom. The principal bedroom benefits from fitted shutters and access to an inner hallway, which incorporates two storage cupboards, a door opening onto the sun terrace, and access to the en-suite shower room. The en-suite is fitted with a corner shower cubicle, wash hand basin, and WC. Two further bedrooms and a well-appointed family bathroom are accessed from the main landing, completing the accommodation of this impressive apartment. Further enhancing its appeal, the property retains a number of attractive original Art Deco features, including striking black Crittall style glass doors, which adds character and a timeless elegance to the property.

EXTERNAL

To the front of the property, there is private off-road parking with a driveway leading to the garage. A timber gate provides convenient side access to the private rear garden. The rear garden has been thoughtfully designed for ease of maintenance, being predominantly paved and complemented by well-stocked flower bed borders featuring a variety of established plants and shrubs. A particular feature of the property is the provision of two sun terraces. The front terrace enjoys a desirable southerly aspect, providing an ideal space for outdoor dining and relaxation, while the rear terrace is accessed directly from the kitchen and benefits from steps leading down to the private rear garden, creating a seamless connection between the indoor and outdoor living spaces.

SITUATED

Situated on Lansdowne Road, the property is conveniently located within easy reach of the shops and amenities along Goring Road, while West Worthing railway station is approximately half a mile away. The seafront is also located within half a mile of the property. Further local shopping facilities are available on Heene Road and Tarring Road, with Worthing Town Centre less than a mile away, offering an extensive range of shops, restaurants, pubs, cinemas, theatres, and leisure facilities. Regular bus services also operate nearby along Mill Road and Heene Road, providing convenient access to the surrounding areas.

TENURE

Share Of Freehold

Lease: Remainder of a 999 year lease.





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 you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		