



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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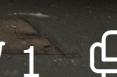
50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



154 Lyndhurst Road, Worthing, BN11 2DW

Guide price £435,000





# 154 Lyndhurst Road

Worthing, BN11 2DW

- Off road parking for one car
- Stunning open plan lounge/dining room
- Three good size bedrooms
- Exposed floor boards
- Viewing recommended
- Luxury period home
- Luxury fitted kitchen with stone works tops
- Modern fitted family bathroom
- Contemporary design
- Sole agents

A simply stunning Victorian family home offered for sale in excellent condition throughout.

In brief, the accommodation comprises composite front door into open plan, hall, lounge, dining, being double aspect with a feature bay window, exposed wood floorboards, and door opening onto the luxury, integrated, fully fitted kitchen with undermount sink and stone worktops. The kitchen is complemented by a utility room, which then leads onto the landscape rear garden.

To the first floor are three good sized bedrooms and a modern fitted family bathroom.

Externally, there is a front garden. The rear garden has been designed for ease of maintenance with areas of patio and a gate giving rear access to off-road parking which is accessed via a service road.

Other benefits include gas central heating and double glazing. In our opinion, internal viewing is considered essential to appreciate the overall size, condition, and natural light of this beautiful family home.

Situated in Lyndhurst Road, the property is ideally positioned close to Worthing hospital and the beach. Regular buses serve the area, and the nearest mainline railway station is East Worthing which gives great links to most major towns and cities.

Please contact the vendor sole agents to arrange your private viewing tour.



Double aspect lounge/diner	13'10 x 25'5 (4.22m x 7.75m)
Luxury fitted kitchen	13'6 x 7'9 (4.11m x 2.36m)
Utility room	4'10 x 7'5 (1.47m x 2.26m)
Stairs to first floor landing	
Bedroom one with feature bay window and fireplace	
	13'9 x 12'7 (4.19m x 3.84m)
Bedroom two	11'7 x 9'0 (3.53m x 2.74m)
Bedroom three	11'7 x 9'2 (3.53m x 2.79m)
Luxury fitted family bathroom	8'6 x 4'0 (2.59m x 1.22m)
Front garden	
Landscaped rear garden	
Parking for one car via a service road	





## Floor Plans



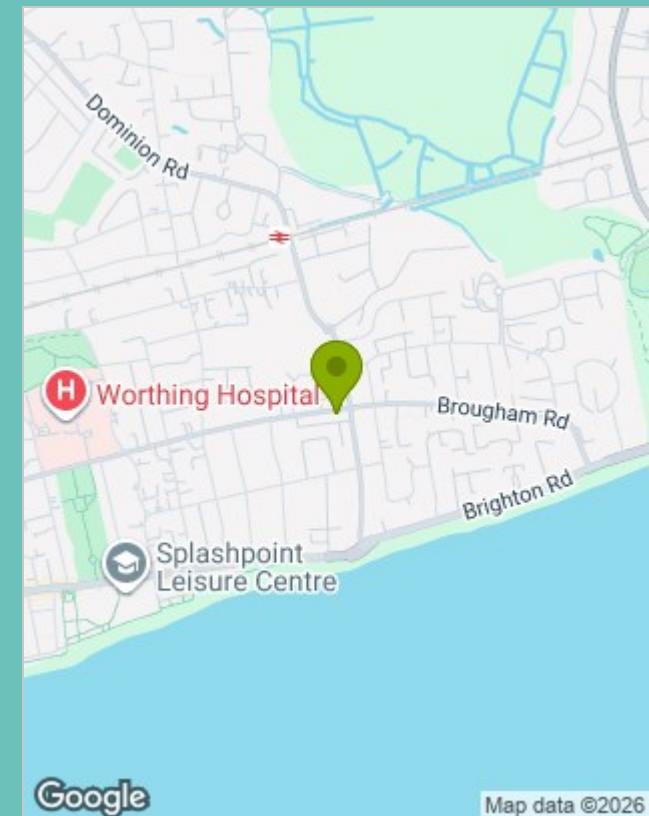
Please contact our Worthing Office on 01903 958770

if you wish to arrange a viewing appointment for this property or require further information.

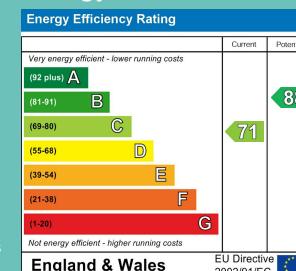
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## Location Map



## Energy Performance Graph



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