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Estate and letting agents

Flat 1, 97 Lansdowne Road, Worthing - BN11 5HN

£275,000







Flat 1

97 Lansdowne Road, Worthing

An opportunity to purchase this two double bedroom freehold first floor apartment with private west and north aspect gardens and allocated parking space. Located in highly sought after West Worthing within easy reach of excellent transport links and local shopping facilities. This apartment offers spacious accommodation briefly comprising, private entrance opening to porch, stairs up to a split level hallway, living room, kitchen, two double bedrooms and bathroom/Wc.

Tenure: Freehold

- First Floor Apartment
- Viewing Advised
- Private Entrance
- Private West & North Aspect Gardens
- West Worthing
- Freehold Flat
- Allocated Parking Space
- Two Double Bedrooms

Private Entrance Porch
Part glazed door leading to;

Ground Floor Hallway
Cupboard. Carpet. Pendant Light. Staircase up to;

First Floor Hallway
Split level. Dual aspect via glazed windows. Hard flooring. Pendant Light. Wall mounted thermostat.

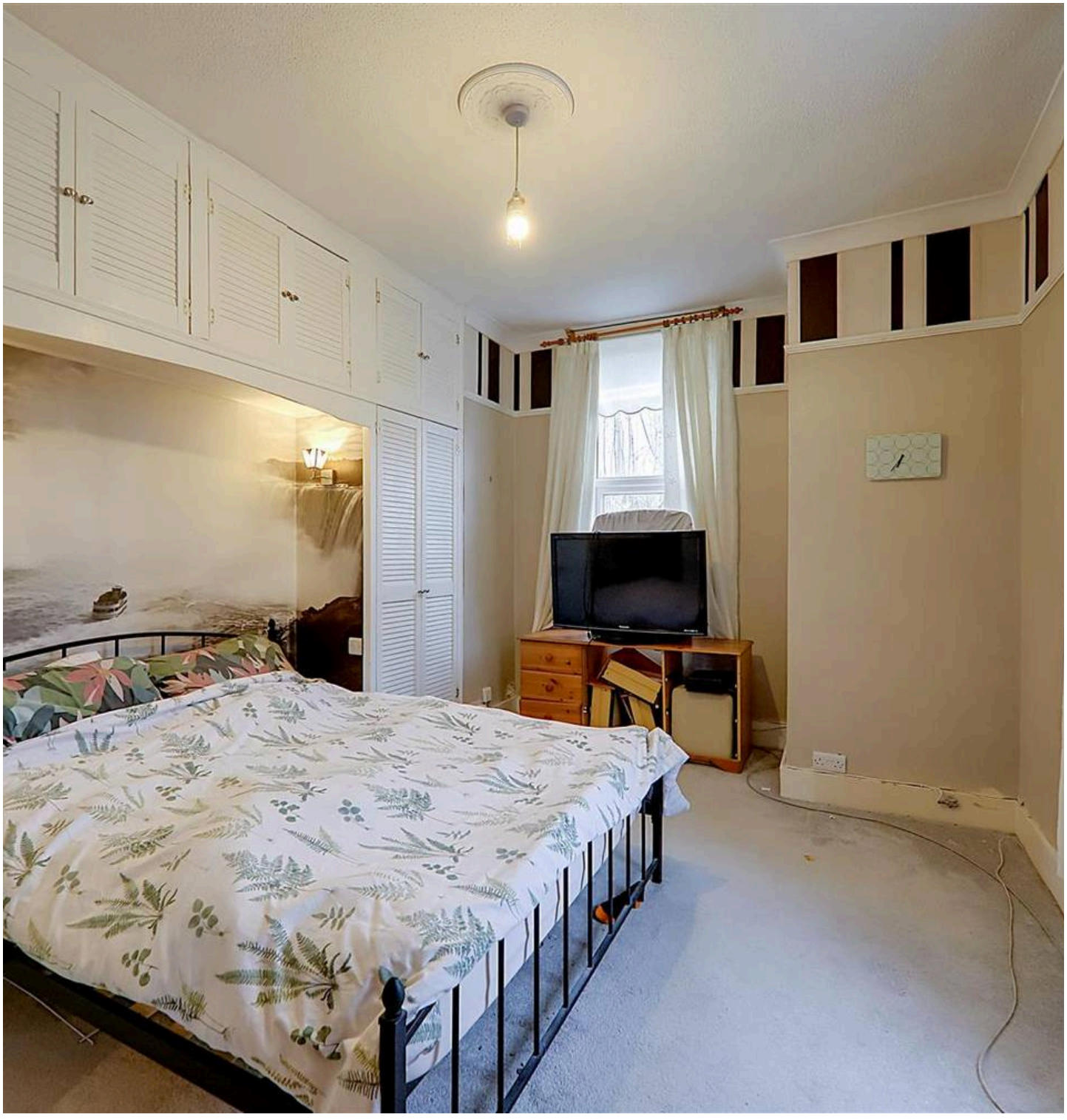
Kitchen
Dimensions: 3.07 x 2.15 (10′0″ x 7′0″). Range of wall and base kitchen cabinets with roll edge worktop. Space for freestanding fridge/freezer and under counter white goods. Integrated oven. Electric Hob. Boiler. Double glazed window. Spotlights.

Living Room
Dimensions: 5.26 x 3.82 (17′3″ x 12′6″). Spacious room accommodating space for both lounge & dining furniture. Dual aspect via South & East double glazed windows. Gas fire with decorative heath. Pendant light with ceiling rose. Dado rail. Carpet.

Bedroom One
Dimensions: 4.43 x 3.45 (14′6″ x 11′3″). Generous double bedroom. Dual aspect via double glazed windows. Built in wardrobes with overbed storage. Picture rail. Carpet. Pendant light with ceiling rose.

Bedroom Two
Dimensions: 2.87 x 2.80 (9′4″ x 9′2″). Double bedroom. South aspect double glazed window. Carpet. Dado rail.

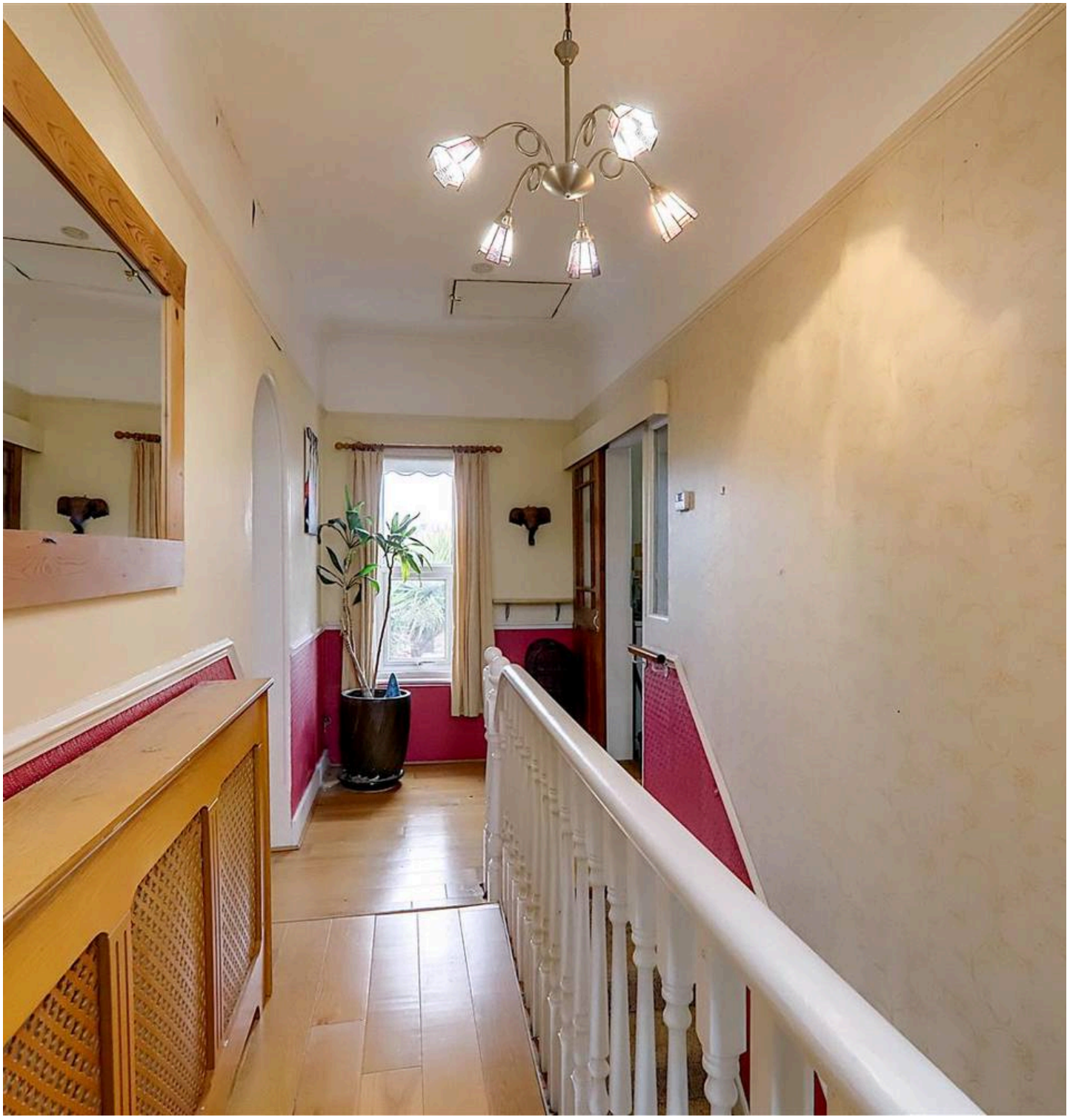
Bathroom/Wc
Dimensions: 1.90 x 1.72 (6′2″ x 5′7″). Part tiled wall. Obscured double glazed window. Pedestal wash hand basin. Close coupled w/c. Bath with mixer tap shower attachment.





Required Information

Freehold Flat - The current owner holds a signed covenant with the ground floor apartment, a new covenant will require signing prior to exchange of contracts. Annual service charge: TBC Council tax band: TBC Draft version: 1 Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



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REAR GARDEN

West and North aspect garden enclosed with fencing and low stone wall. Mostly laid to lawn with a brick patio. Mature trees. Wooden shed.

ALLOCATED PARKING

1 Parking Space

Off road parking next to front door.



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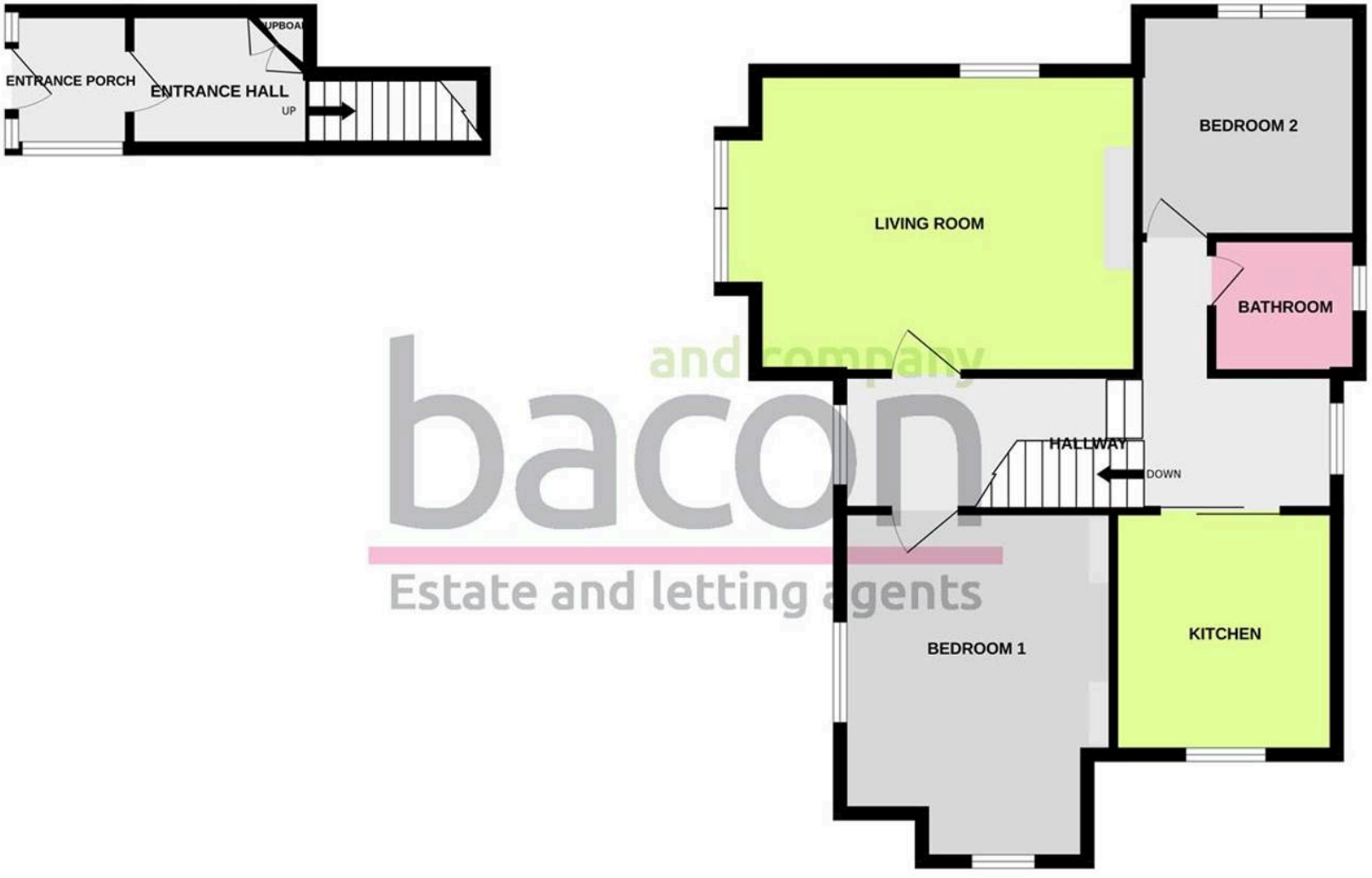






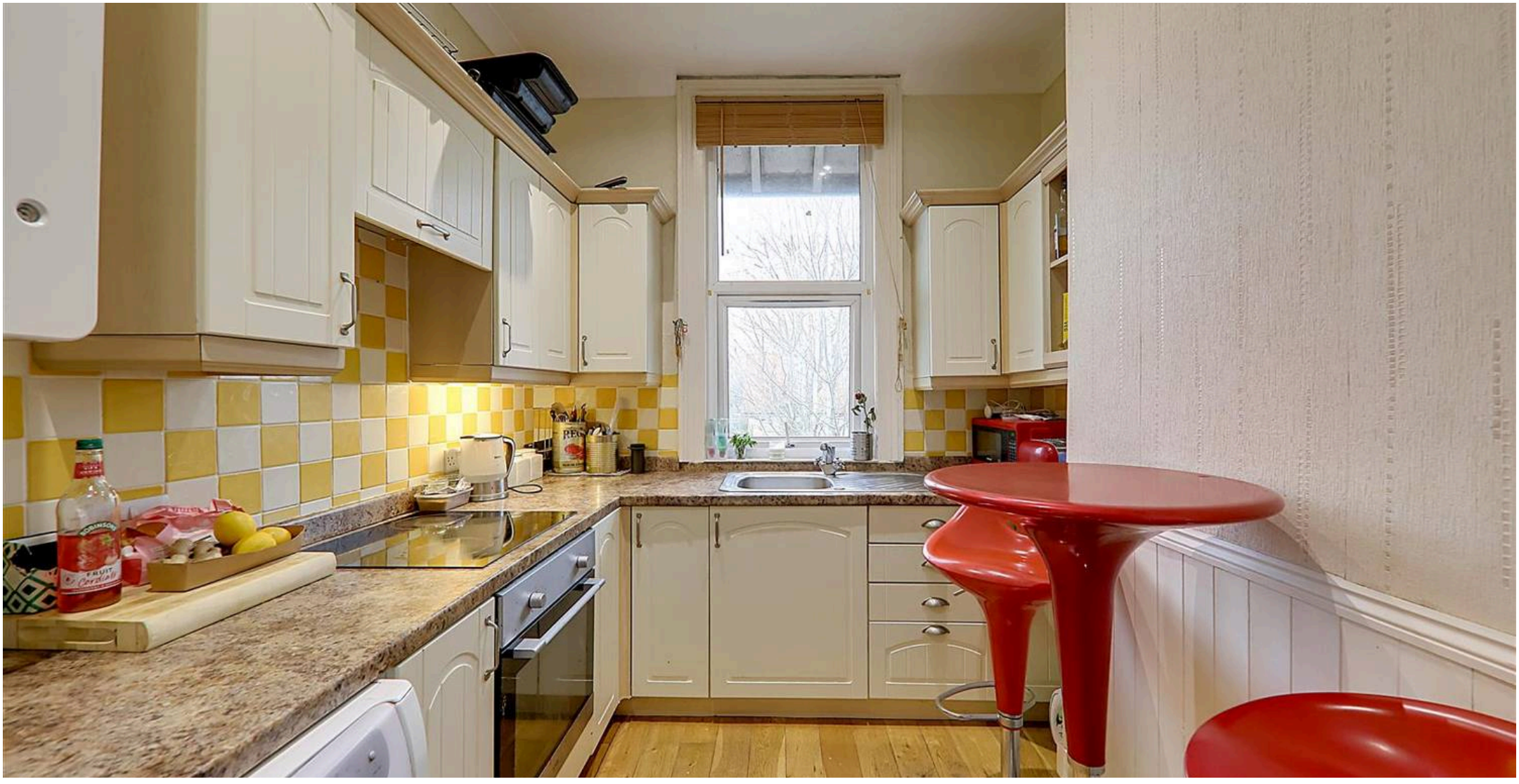
GROUND FLOOR

FIRST FLOOR



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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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