

Lansdowne Road, Worthing, BN11

Guide Price **£1,200,000**

Jacobs | Steel









Property Type: Detached House

Bedrooms: 5

Bathrooms: 2

Receptions: 4

Tenure: Freehold

Council Tax Band: G

- Detached Victorian House
- Five Bedrooms
- Four Reception Rooms
- Kitchen & Utility Room
- Bathroom & En Suite Bathroom
- South Facing Rear Garden & Courtyard
- Basement
- Off Road Parking
- Period Features
- Close To Local Transport Links

An exceptional opportunity to acquire a distinguished Victorian detached residence, beautifully combining period charm with generous family accommodation. The property offers five double bedrooms, four elegant reception rooms, kitchen, utility room, ground floor cloakroom, basement, family bathroom and en-suite shower room. Set behind a generous frontage, the property benefits from ample off-road parking and a beautifully established, private south-facing rear garden. Occupying a sought after residential location, it is within easy reach of Worthing seafront, excellent transport links and a wide range of local amenities.





INTERNAL

An impressive original front door opens into the entrance porch, leading through to a grand entrance hall rich in character and period features, with access to the principal ground floor rooms. The ground floor offers an exceptional four reception rooms, creating versatile living and entertaining space. The two reception rooms to the front enjoy elegant bay windows and attractive feature fireplaces, while the remaining reception rooms continue the property's charming period feel. To the rear, the bright sun room enjoys direct access to the beautifully established rear garden. The kitchen is positioned at the rear of the property and leads through to the breakfast room, utility room, ground floor WC and a useful storage cupboard. There is direct access to the rear garden from the kitchen, along with a side door opening onto the courtyard. A staircase leads down to the basement just off the hallway, which provides two useful storage rooms, both benefiting from power. The first floor comprises five generous double bedrooms, fitted with plantation shutters. The spacious principal bedroom benefits from its own en-suite bathroom, while the family bathroom features a walk-in shower, wash hand basin, WC and an attractive feature window, complementing the character of this impressive Victorian home.

EXTERNAL

The property is approached via a secluded frontage, screened by mature trees and established planting to create an excellent degree of privacy. There is ample off-road parking and gated side access to the rear. The beautifully established south-facing rear garden is a particular highlight, offering a private and tranquil setting with mature trees, shrubs and planting. Predominantly laid to lawn, it also features a raised patio, ideal for outdoor dining and entertaining. A side courtyard provides access to a useful storage room.

Additional Notes

The property has previously been granted planning permission for the following works:

- Replacement of the existing conservatory/sunroom with a utility room extension.
- Construction of a larger first-floor bathroom above the new utility room.
- Tanking and conversion of the cellar to create additional habitable accommodation.
- Loft conversion to create a sixth double bedroom with an en-suite shower room and walk-in wardrobe.

In addition to the approved plans, the following improvements have also been considered and are likely to fall under permitted development or internal alterations (subject to any necessary consents):

- Converting the existing first-floor bathroom into a laundry room.
- Reconfiguring the ground floor by swapping the kitchen and dining areas, creating a more open-plan layout and relocating the downstairs WC.
- Converting the external outbuilding into a home office with a WC.
- Replacing the existing patio.
- Creating an outdoor kitchen within the patio area.







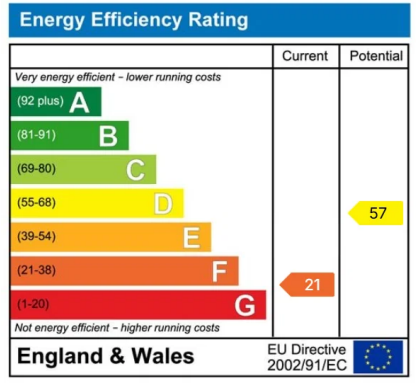
Floor -1



Ground Floor



Floor 1



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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