



PEAR
PROPERTIES

Lyndhurst Road, Worthing
Worthing

Offers Over £400,000



Lyndhurst Road

Worthing

Spacious four bed semi in sought-after location near Worthing town, seafront, schools, and hospital. Two receptions, sun room, south facing garden. In need of modernisation.

Council Tax band: C

Tenure: Freehold

- Four Bedroom Semi Detached House
- In Need Of Modernisation
- Two Reception Rooms Plus Sun Room
- Fitted Kitchen
- Bathroom With Separate WC
- Period Features
- South Facing Rear Garden
- Popular Location Being Close to Worthing Town Centre, Seafront, Schools and Hospital



Porch

6' 1" x 2' 6" (1.85m x 0.75m)

Double glazed front door in to inner porch with storage space for coats and shoes, further front door in to house.

Hallway

11' 7" x 6' 0" (3.52m x 1.82m)

A spacious and welcoming entrance hall with stairs leading to first floor.

Living Room

14' 4" x 14' 0" (4.36m x 4.26m)

A lovely size bay fronted living room with attractive feature picture rail, feature fireplace.

Kitchen

11' 0" x 8' 7" (3.35m x 2.61m)

A well equipped kitchen comprising a range of wall and base units and drawers, eye level integrated oven, gas hob, space for further appliances, door leading to rear garden.

Dining Room

11' 10" x 11' 9" (3.61m x 3.58m)

A great size dining room with door leading in to sun room.

Sunroom

12' 3" x 8' 10" (3.73m x 2.69m)

Sun room with double glazed windows and doors leading to rear garden.

First Floor Landing

11' 6" x 8' 6" (3.50m x 2.59m)

Bedroom 1

14' 1" x 11' 5" (4.29m x 3.47m)

A spacious double bedroom with bay fronted window and built in cupboard.

Bedroom 2

11' 9" x 11' 9" (3.59m x 3.58m)

A further good size double bedroom with feature fireplace and pedestal sink and window overlooking rear.

Bedroom 3

7' 10" x 7' 8" (2.38m x 2.33m)



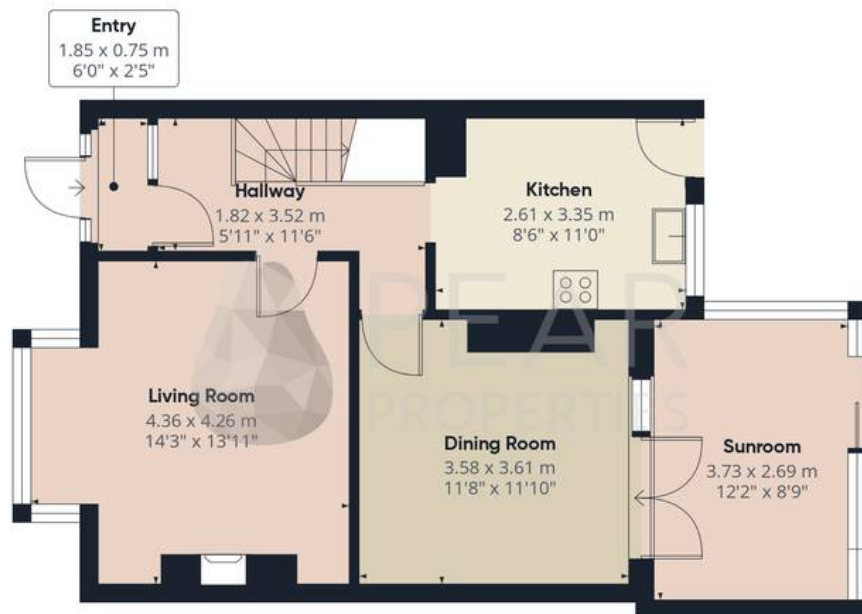
GARDEN

A good size south facing rear garden comprising steps down from property to patio seating area, with the remainder being mainly laid to lawn, mature trees and shrubs and enclosed with brick wall and fencing. Access via side gate from the front of property.

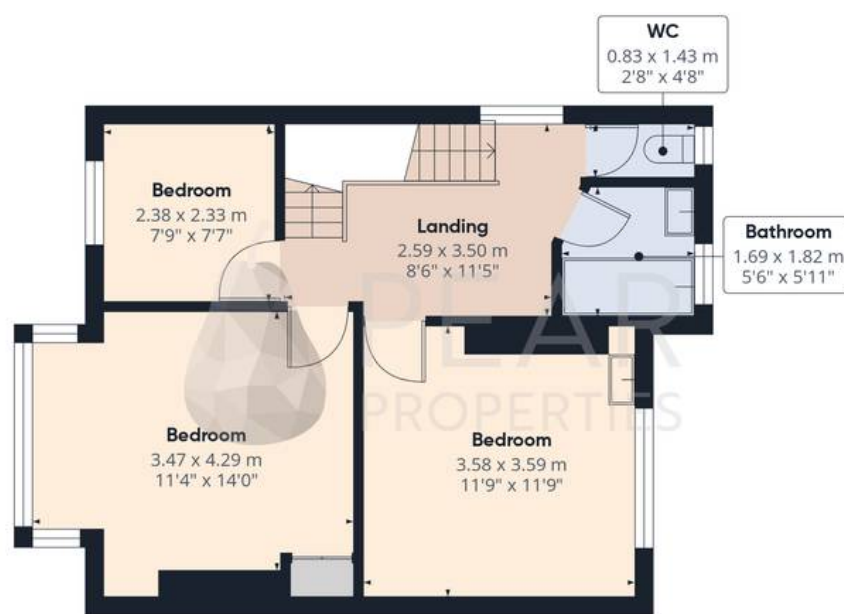
GARDEN

Attractive flint wall enclosed front garden comprising paving with path to front door and various shrubs.





Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

115.9 m²

1246 ft²

Reduced headroom

0.3 m²

3 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360



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