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Richfords

CHILLED BEER
& WINE
SOFT DRINKS
CONFECTIONERY
GROCERY
CHILLED FOOD
& DAIRY
FROZEN FOOD
VAPE

95 Lyndhurst Road
Worthing, BN11 2DE

Asking Price
£340,000

Property Highlights:

- Charming Victorian Terraced House
- Two Double Bedrooms
- Driveway currently used for off-road parking although a dropped kerb is required
- Newly fitted Kitchen With Shaker-Style Units
- Characterful Lounge/Diner with Wooden Panelling & Sash Window
- Useful Ground Floor WC
- Newly Fitted Family Bathroom
- Private Rear Garden with Rear Access
- Double Glazing & Worcester Bosch combi boiler approx. 4-5 years old
- Close to Worthing Town Centre, Seafront and Brilliant Transport Links

Location:

Lyndhurst Road is superbly positioned for enjoying the best of Worthing, with a wealth of amenities and leisure facilities close by. Homefield Park and Beach House Park are both within easy reach and approximately equidistant from the property, offering attractive open green spaces for walks, relaxation and recreation. The seafront and promenade are also nearby, perfect for coastal walks and enjoying the open sea views. Worthing Hospital is conveniently located on Lyndhurst Road itself, while a variety of local shops, cafés and everyday amenities can be found nearby. For those who enjoy dining out, Worthing town centre and the seafront offer an excellent choice of independent cafés, restaurants, bars and places to socialise. The property is also particularly well connected for commuters, with East Worthing railway station approximately 0.6 miles away and Worthing railway station approximately 1 mile away, providing regular rail services along the south coast and towards Brighton, London and beyond. Local bus services are also readily accessible, with stops close to the property providing convenient connections throughout Worthing and the surrounding areas. Families are well catered for, with Homefield Primary School located nearby on Lyndhurst Road, alongside a number of further primary and secondary schooling options within easy reach. Davison Church of England High School for Girls and St Andrew's CofE High School are also conveniently located nearby.



The Property:

The property is approached via a private block-paved driveway, currently used for off-road parking, although a dropped kerb is required. A sheltered entrance and recently fitted composite front door with glazed panels open into a useful entrance porch. A practical carpeted rug leads onto wood-effect vinyl flooring, which continues seamlessly into the bright and spacious lounge/diner. The lounge/diner is a particularly characterful room, featuring attractive wooden panelling, a southerly aspect sash window and a feature fireplace (which has been blocked up and is therefore currently decorative only). Fitted cupboards and shelving have been incorporated into the room, complementing the wooden panelling while providing useful additional storage.

From the lounge/diner, the accommodation flows through to the spacious newly fitted kitchen, which has been thoughtfully designed with a range of shaker-style units incorporating a selection of cupboards and drawers. Wood effect worktops are complemented by stylish tiled splashbacks, while integrated appliances include a dishwasher, electric oven and induction hob. There is also space and plumbing for further appliances, with room for a double-height fridge/freezer and washing machine. The kitchen provides access to the newly fitted ground floor WC, which is equipped with a WC, wash hand basin and radiator, together with a window providing natural ventilation. The Worcester Bosch combi boiler is also located here and was installed approximately four to five years ago.

A door from the kitchen leads directly onto the good-sized private and low-maintenance rear garden. The garden offers a paved patio area, ideal for outdoor furniture and entertaining, with a paved pathway extending towards the rear gate and providing convenient external access. This is particularly useful for storing or bringing bicycles into the garden. The remainder of the garden is laid with shingle and complemented by established shrubs, creating an attractive outdoor space that is easy to maintain.

Stairs rise from the lounge/diner to the first-floor landing, where there is a useful built-in cupboard providing additional storage, together with a large loft hatch with a wooden ladder. The loft has recently been insulated to modern standards and, subject to the necessary consents, offers potential for conversion. Similar neighbouring properties have carried out loft conversions, highlighting the scope for further enhancement.

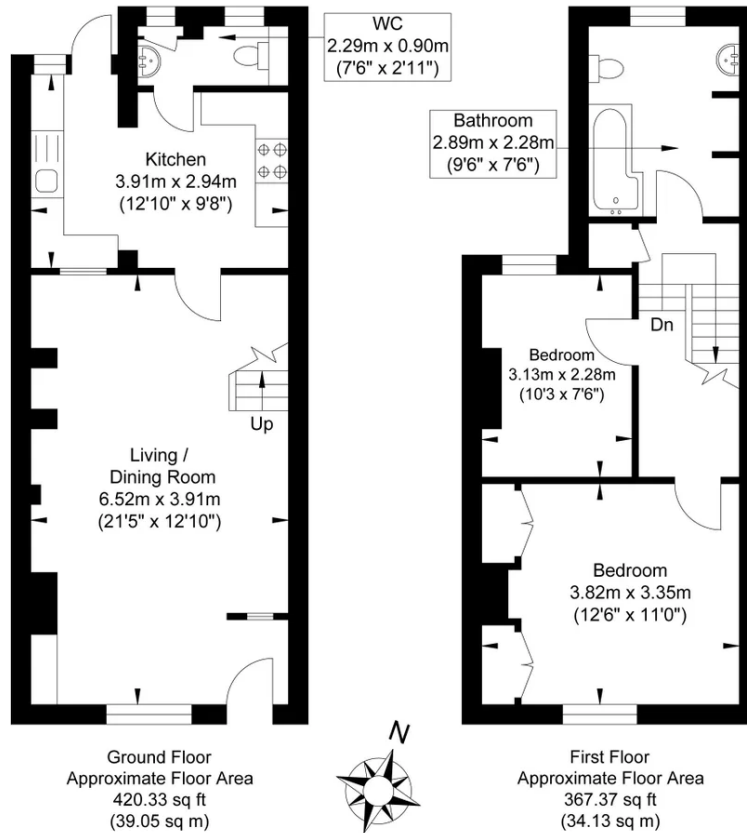
The first floor provides two well-proportioned double bedrooms. The principal bedroom benefits from custom-made fitted wardrobes set neatly within the alcoves, a useful built-in desk with fitted cupboards above, and a sash window allowing plenty of natural light.

Completing the accommodation is the newly fitted family bathroom, which comprises an L-shaped bath with shower screen, overhead shower and separate hand shower, WC and wash hand basin with an integrated drawer beneath. There is also space for additional storage units, allowing the room to be tailored to the needs of the new owner.

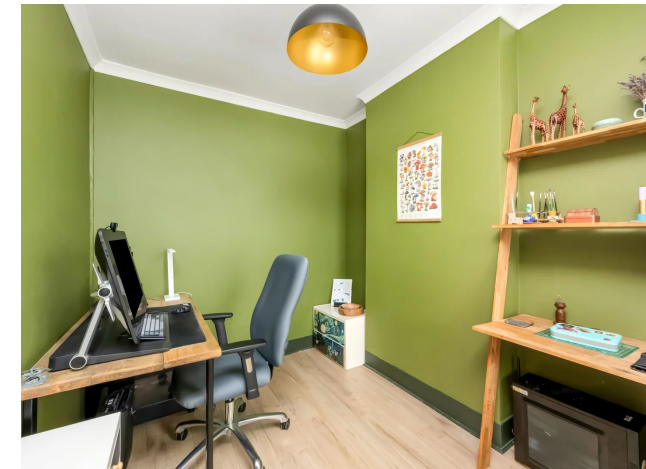




Lyndhurst Road



Approximate Gross Internal Area = 73.18 sq m / 787.70 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Additional information:

Should a purchaser have an offer accepted on a property marketed by us, they will be required to complete an identification check in line with Anti Money Laundering Regulations. This is a legal requirement and is carried out via a specialist third-party provider. The cost is £45 + VAT per purchaser, payable in advance once an offer is agreed and prior to the sales memorandum being issued. This fee is non-refundable.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(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



Viewing

Strictly by appointment through Jackson Griffiths

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All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.

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