



Lansdowne Close, Worthing, BN11

Guide Price **£750,000**



**Property Type:** Detached House

**Bedrooms:** 4

**Bathrooms:** 1

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** F

- Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor WC
- Family Bathroom
- South Facing Rear Garden
- Garage & Horseshoe Driveway
- Situated In a Quiet Cul De Sac
- Chain Free

We are delighted to present to the market this exceptional detached family home. The property offers four well-proportioned bedrooms, two bright and spacious south-facing reception rooms, a fitted kitchen, ground floor WC, sun room, and a family bathroom. Externally, the home boasts a generous south-facing rear garden, ample off-road parking with a horseshoe driveway, and a garage. Situated at the end of a quiet and highly sought-after cul-de-sac, this property combines privacy with convenience. Offered to the market chain free, this stunning home presents an excellent opportunity for prospective buyers.





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### **INTERNAL**

A door leads into the internal porch, which provides access to a locked storage cupboard and the main front door opening into a spacious entrance hall. The entrance hall offers access to all ground floor rooms as well as a ground floor WC. The kitchen is positioned at the front of the property and features a range of fitted wall and base units, a Rangemaster oven, and spaces for appliances including a washing machine, dishwasher, and under counter fridge (these may be included upon request). There is also a fitted breakfast table, sink, and a useful storage cupboard housing the boiler, along with a side door providing external access. The property benefits from two generously sized south-facing reception rooms. One is currently used as the living room and features doors leading through to a bright sun room, which in turn opens out to the rear garden. On the first floor, there are four bedrooms, including two spacious doubles. The primary bedroom includes ample built-in wardrobes. The family bathroom comprises a bath with overhead shower and glass screen, wash hand basin, and WC. Off the landing, there is access to an airing cupboard and a door leading to an eaves storage room, which benefits from a window and power supply. This space offers excellent potential for conversion or continued use as storage.

### **EXTERNAL**

To the front, the property features a horseshoe shaped in-and-out driveway, providing ample off road parking and access to the garage via an up-and-over door. The frontage is attractively landscaped with raised flowerbeds and mature shrubs, with a timber gate offering access to the side of the property. The rear garden enjoys a desirable south facing aspect and includes a raised patio area ideal for outdoor dining and entertaining. The garden is mainly laid to lawn with well established borders, an additional patio area to the rear, two timber sheds, and a personal door providing access to the back of the garage.

### **SITUATED**

Tucked away at the end of a quiet cul-de-sac in Lansdowne Close, this lovely home enjoys a peaceful setting while remaining close to everything you need. Just a short stroll takes you to the popular Goring Road shopping parade, where you'll find a delightful mix of independent shops, a bakery, coffee spots, and everyday conveniences, as well as mainline bus routes for





Ground Floor



Floor 1



Approximate total area<sup>m</sup>

1990 ft<sup>2</sup>  
184.7 m<sup>2</sup>

Reduced headroom

82 ft<sup>2</sup>  
7.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes 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.