



LANSLOWNE ROAD, WORTHING, WEST SUSSEX, BN11
£425,000 SHARE OF FREEHOLD

Winkworth



LANSDOWNE ROAD, WORTHING, WEST SUSSEX, BN11

Winkworth Worthing is pleased to offer this stunning first-floor apartment within West Worthing offering spacious interiors, garage, parking, balconies, and a terrace garden. Seldom do properties of this nature become available especially presented to such a high standard and with the benefit of a long lease, a share of the freehold and ad-hoc outgoings.

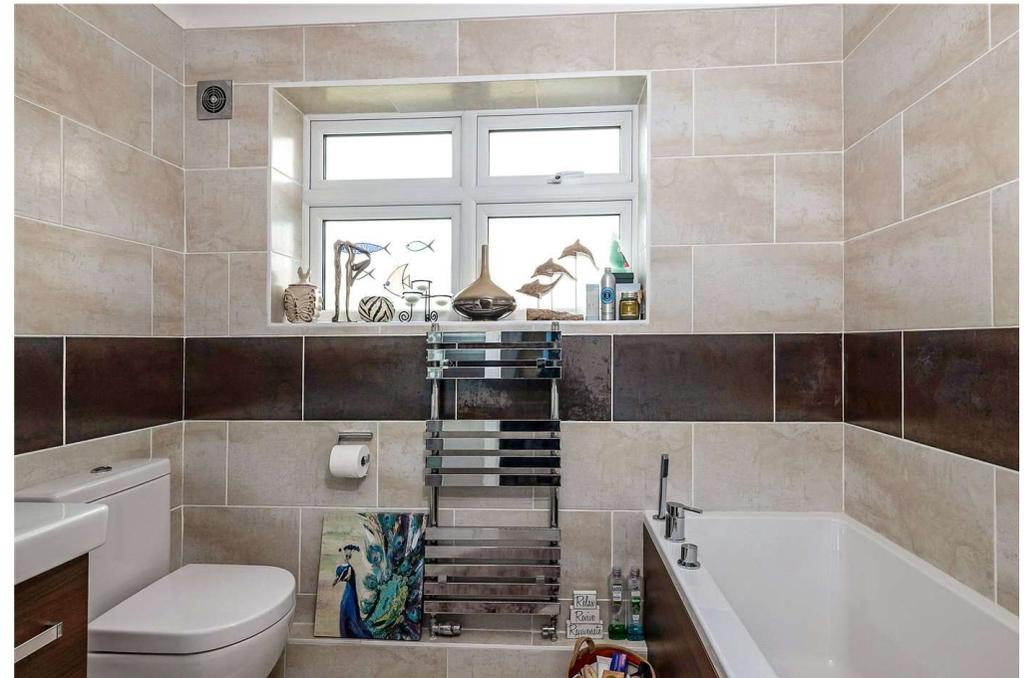
Our floor plan provides a detailed look at the layout and room sizes. Of note is the sense of space, being the entire upper floor of an Art Deco building comprising just the two apartments the layout is not compromised. Your private door is on the ground floor with stairs rising to the first-floor landing where you have doors to the principal rooms. The reception is beautifully bright, a benefit of the large south-facing window and the substantial room size. The kitchen diner is beautifully appointed with a range of wall and base units in a shaker style. The dining area boasts a set of French doors to a private south-facing balcony and from the kitchen is a rear balcony with stairs to the garden. Both bedrooms are doubles with the larger having storage and a fabulous en-suite shower room. A study that could serve as a nursery or occasional third bedroom is a plus and means working from home is an option. The family bathroom is modern in style with a contemporary suite comprising a bath, wc and basin.

Externally there is a private drive with parking for at least two cars which in turn leads to a garage. To the rear is a terrace garden which is fence enclosed and hard landscaped with planted borders.

Lansdowne Road is a quiet residential street to the west of the town centre. West Worthing station is within 0.7 miles making it perfect for the commuters looking to travel into Brighton or London. The seafront with its glorious promenade is a short walk away as are the many amenities of Worthing Town and the local shopping facilities of Goring.

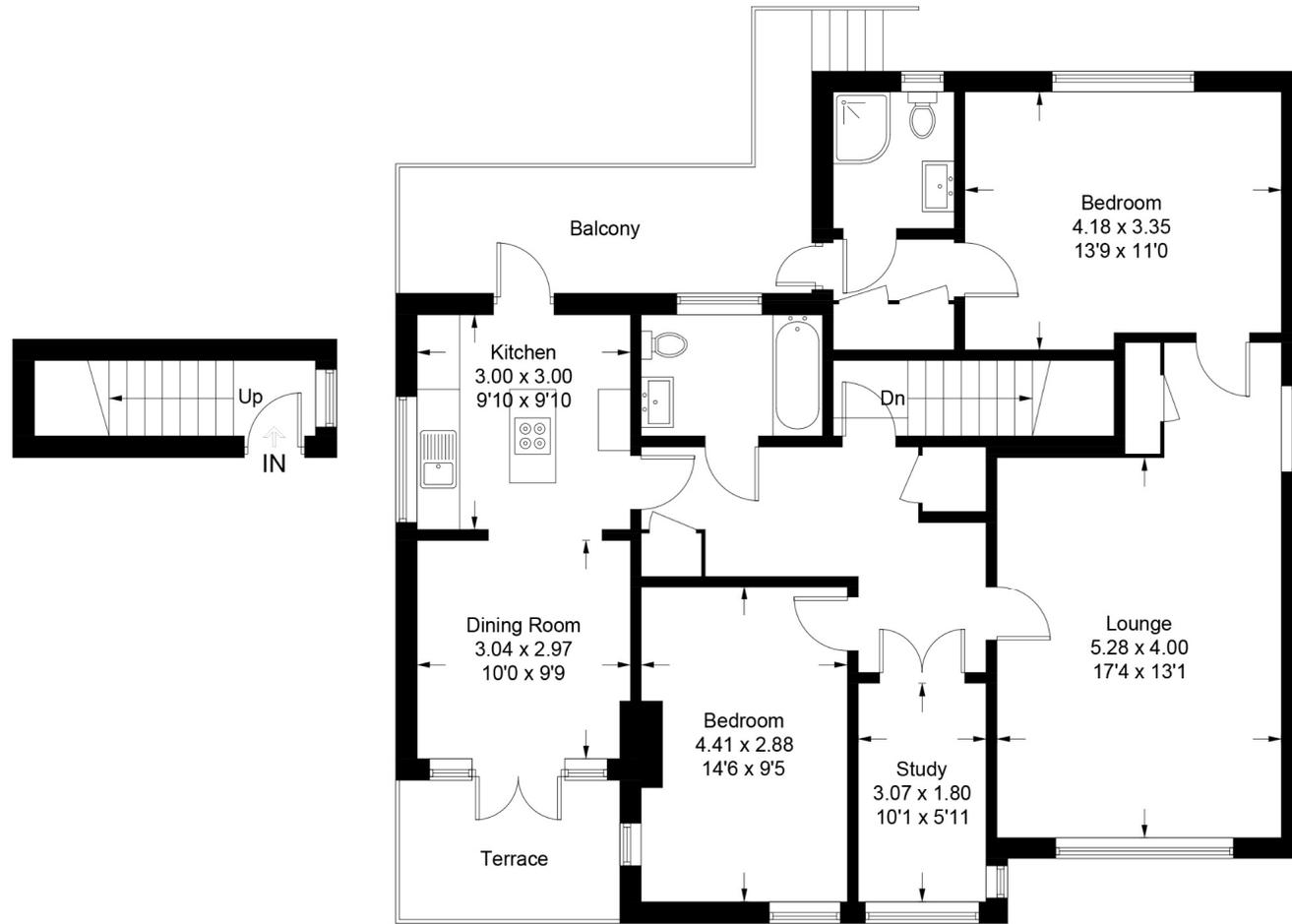
Two Bedroom Apartment | Study
 Patio Garden And Balconies | Garage And Driveway
 Share Of Freehold | Superb Order
 En Suite | Kitchen Diner | Spacious Reception
 Gas Central Heating | Double Glazed | Chain Free | Long Lease





The Grey House, BN11 4NA

Approximate Gross Internal Area = 113.8 sq m / 1225 sq ft



Ground Floor

First Floor

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2021.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 62 | 75 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Worthing | 01903 216219 | worthing@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

