



TUDOR GRANGE, LANSDOWNE ROAD, WEST SUSSEX, BN11
£395,000 FREEHOLD





TUDOR GRANGE, LANSDOWNE ROAD, WEST SUSSEX, BN11

A superb ground floor garden apartment with spacious interiors of 1146 sqft set within a handsome period property in West Worthing. Available chain free this light filled home benefits from tall ceilings throughout along with immaculate neutrally decorated rooms accentuating the space on offer.

Lansdowne Road is just off of Grand Avenue being within a level walk of the seafront and shopping facilities on Goring Road along with main bus routes on the doorstep. This particular property is one of three within a detached house converted with private gardens. The apartment we are proud to offer has a lovely south facing garden with fence and established planted borders with a large expanse of lawn. The property also has off street parking and a private garage along with low out goings being freehold.

Internally a private hallway has doors off to the principle rooms. The substantial reception with decorative ceiling is stunning with a dual aspect overlooking your own garden and boasts a focal fireplace with an electric insert. The kitchen is fitted with a range of wall and base units in a shaker style incorporating an oven, hob along with an undermount fridge and dishwasher. The worktops with inset sink are granite and the splashbacks tiled. Both bedrooms are doubles with the master being of substantial proportions. The shower room is fitted with a three piece white suite incorporating a shower, basin and w.c. The floor and walls are ceramic tiles and there is a window to the rear.

Within the hallway is a large cupboard with the boiler and space along with plumbing for a washing machine.

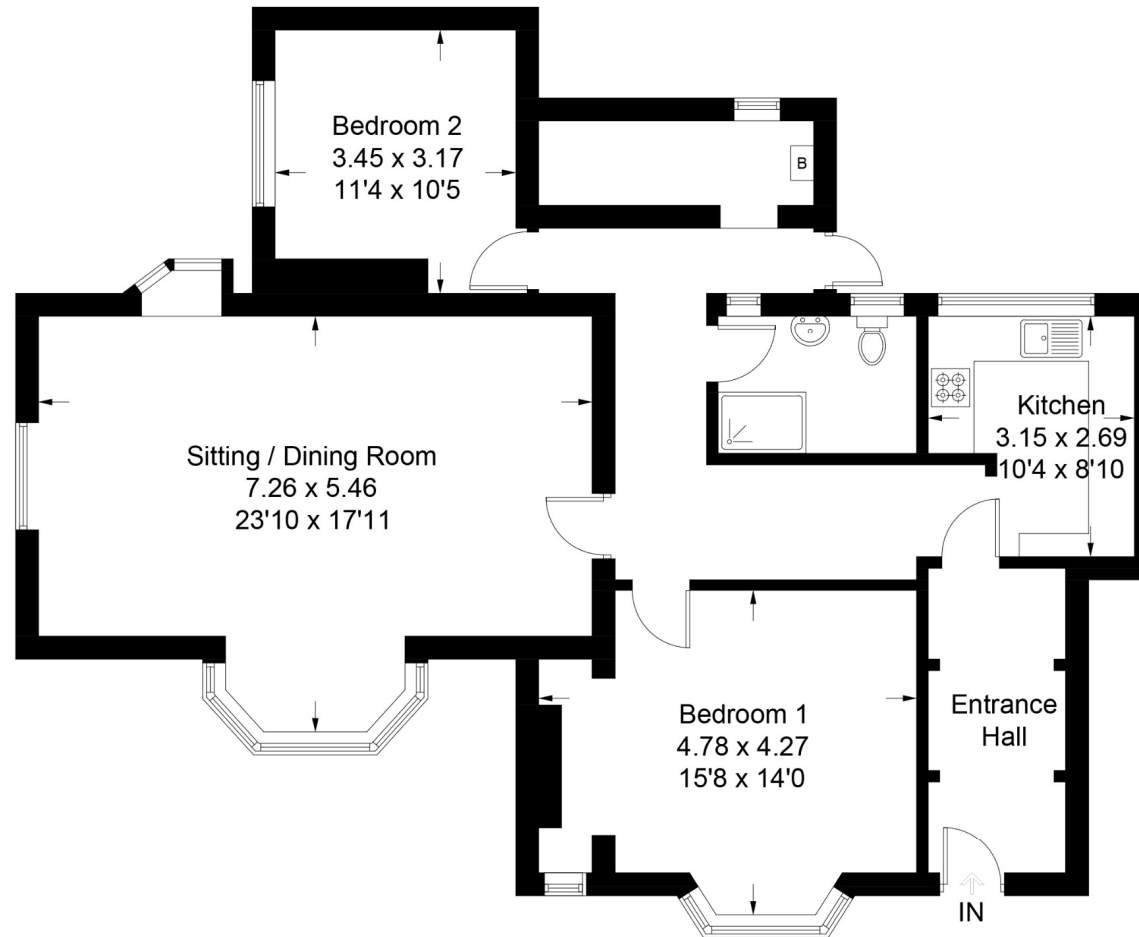
Lansdowne Road is ideally situated for the commuter with West Worthing Station situated under half a mile level walk giving access to London, Brighton and Chichester. Local bus routes found on Mill Road and Grand Avenue to Worthing and beyond. Local shopping facilities are on Goring Rd with banks, cafe's, restaurants, supermarkets et al. Further facilities can be found in Worthing including department stores and larger supermarkets.





Flat 3, Lansdowne Road, Worthing

Approximate Gross Internal Area
106.5 sq m / 1146 sq ft



Ground 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 Emz0 Marketing 2019.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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