



LADYDELL ROAD, BN11
£695,000 FREEHOLD

Winkworth



LADYDELL ROAD, BN11

Winkworth Worthing is proud to present this superb, detached house on Ladydell Road to the east of Worthing centre in a prime position for local schools, East Worthing, Station, Worthing Hospital and the beachfront.

Presented in superb order this fine home will tick the boxes for many people being a detached period home with off-street parking and having a delightful west facing garden with the potential to extend (s.t.p.p). Our vendors have within their ownership improved the property with the addition of a new roof and ground floor extension before 2010. The accommodation is well balanced which our floor plan shows. The ground floor comprising an entrance vestibule into a welcoming hall with doors to the principal rooms being a front reception and a rear family room with views over the garden through glazed French doors. The kitchen diner benefitted from the extension and now has space for a table and chairs to the side of the modern kitchen with a range of contemporary wall and base units. A useful utility room flows from the kitchen with a downstairs shower room providing ground floor facilities.

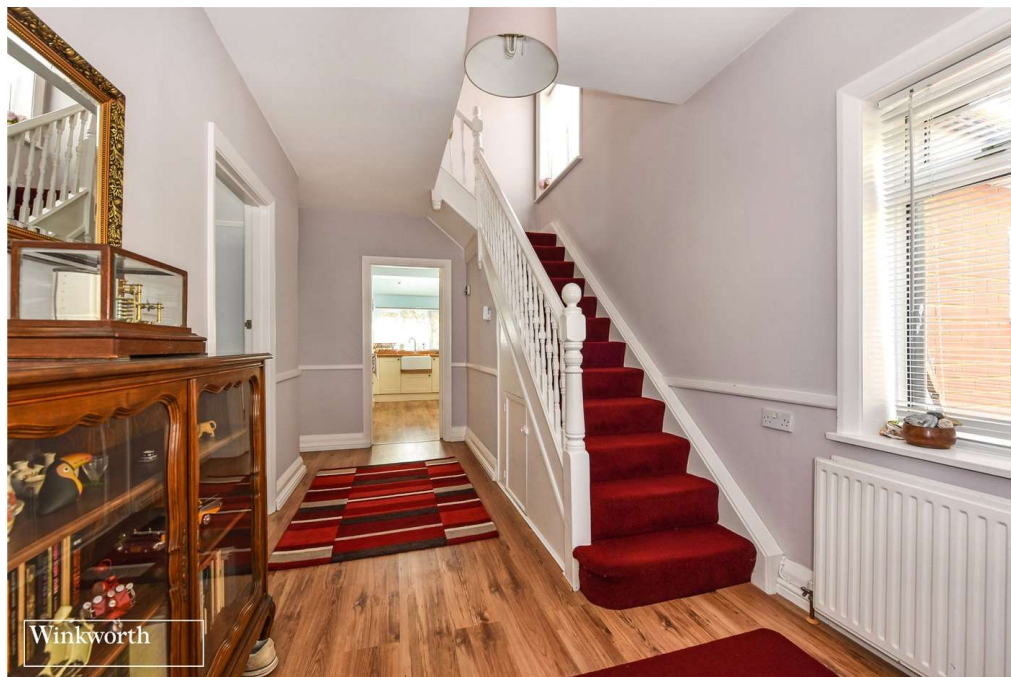
On the first floor are three bedrooms two of which are large double and the third a large single big enough to take a double bed. The family bathroom is presented beautifully having been refitted in recent years with a contemporary suite to include a modern freestanding tub and walk-in shower. The upper landing has access to the loft which currently is storage but could with permission become bedrooms with en suite.

Externally the house sits behind a brick wall with a driveway providing parking and a neat path to the front door. The gardens envelop the property with potential in our opinion to add a garage or large store again s.t.p.p. The rear benefits from a large lawn with fence enclosed borders and established planting with specimen trees and neat flower beds.

Ladydell Road is immediate to the east of town centre, being under half of a mile of the amenities including shops, bars, restaurants and sporting facilities. The seafront with its pretty promenade is close by as is the coastal road, which provides access to Brighton, Worthing and on to major road networks to London and Horsham. Worthing Town Railway Station is an approximate 1-mile level walk with direct connections to London and beyond and East Worthing station is approximately 500 yards away.

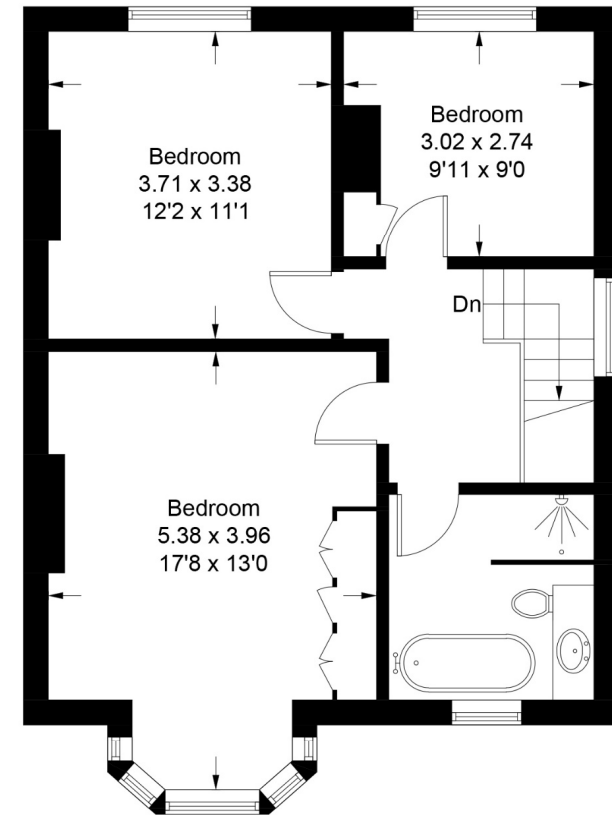
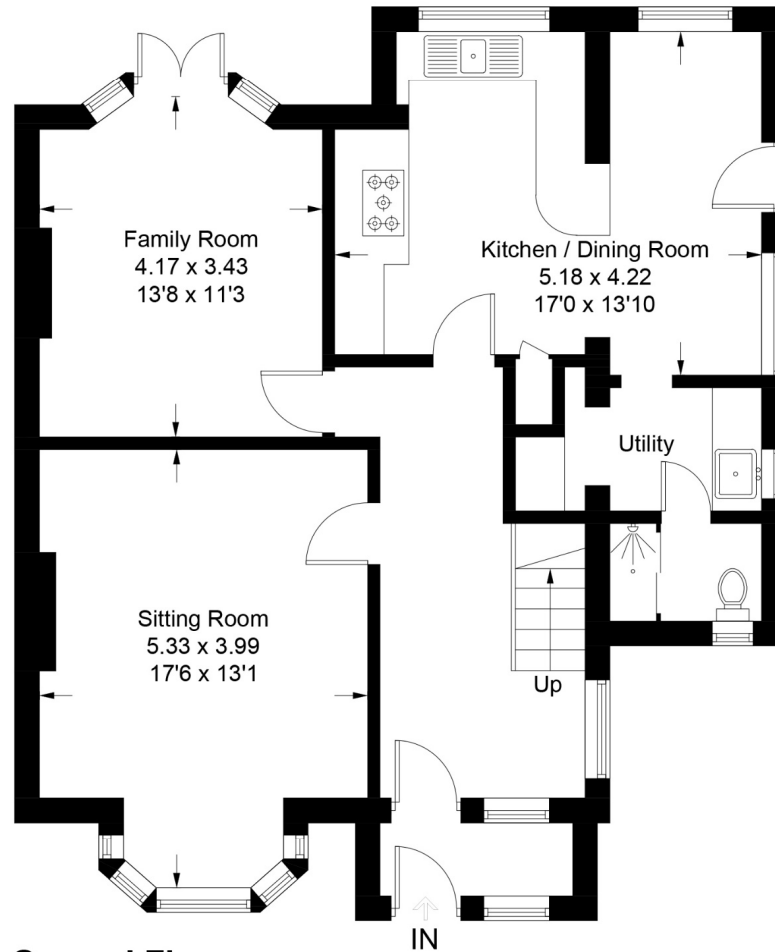
Detached Period Home / Off Street Parking / Close To Station / Well Placed for Local Schools / Kitchen Diner / Three Bedrooms / Utility / Modern Bathroom Suite / Potential to Extend STPP / Two Receptions / Downstairs Shower Room





Ladydell Road, Worthing, BN11 2LD

Approximate Gross Internal Area = 134.6 sq m / 1449 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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.

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