



LANSDOWNE ROAD, BN11  
**£775,000 TO BE ADVISED**

**Winkworth**



## LANDSDOWNE ROAD, BN11

Winkworth Worthing is excited to offer this charming, detached home of character situated on one of the most highly regarded residential roads in West Worthing. Beautifully presented this handsome period home boasts fine features, excellent proportions, and a glorious garden.

Available for the first time in 25 years our vendors have lovingly maintained and improved the property retaining its traditional feel. The layout is true to its original build with 2089 sqft of light-filled interiors. Replete with original features to include stripped wood floors, skirtings, and joinery along with fireplaces and panelled doors with period handles. The house has a truly relaxed feel throughout with well-balanced accommodation over two floors and the benefit of a large loft with potential.

Lansdowne Road runs east to west from Worthing toward Goring. Being close to amenities and the sea is always requested and this home ticks those boxes being a short stroll to the Goring Road and the seafront which is under half a mile away.

Stepping through the porch and over the threshold, you are welcomed into a stunning reception hall. A double glazed stained glass window replicating the original design floods the space with natural light. The original wall panelling has been painted in a country-chic colourway, a theme that follows throughout the ground floor. Our floor plan allows you to visualise the layout and figure the flexible interiors to suit your lifestyle. The ground floor has a fabulous front reception, a kitchen with a superb range of wall and base units and a utility room with plumbing for a washing machine, cloakroom and a superb dining room with garden access.

The first floor has a lovely central landing with an original linen cupboard and a hatch to the boarded loft. There are three double bedrooms and a fourth which is a very good sized single. The current principal bedroom to the front has a lovely open vista from the bay window and the benefit of a walk-in storage room which has the potential to create an en-suite. The family bathroom is fitted with a modern white suite in a classic style comprising a basin, bath and walk-in shower and a separate cloakroom.

Externally the front driveway is set behind a crisp white wall with established planting adding privacy. The integral garage has an up and over door, power and light. A side gate gives access through to the rear garden and the utility room with an area in which to keep the bins from the front of the house. A truly wonderful garden to the rear awaits with a very private feel. Mainly laid to lawn with a terrace area across the width of the house there is ample room for all the family. Specimen planting and trees add colour and interest breaking up the areas with informal seating areas in which to relax. The rearmost area has a vegetable garden and a wooden shed in which to keep garden paraphernalia.

Lansdowne Road is ideally situated for the commuter with West Worthing Station situated under half a mile level walk giving access to London and Brighton. 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.



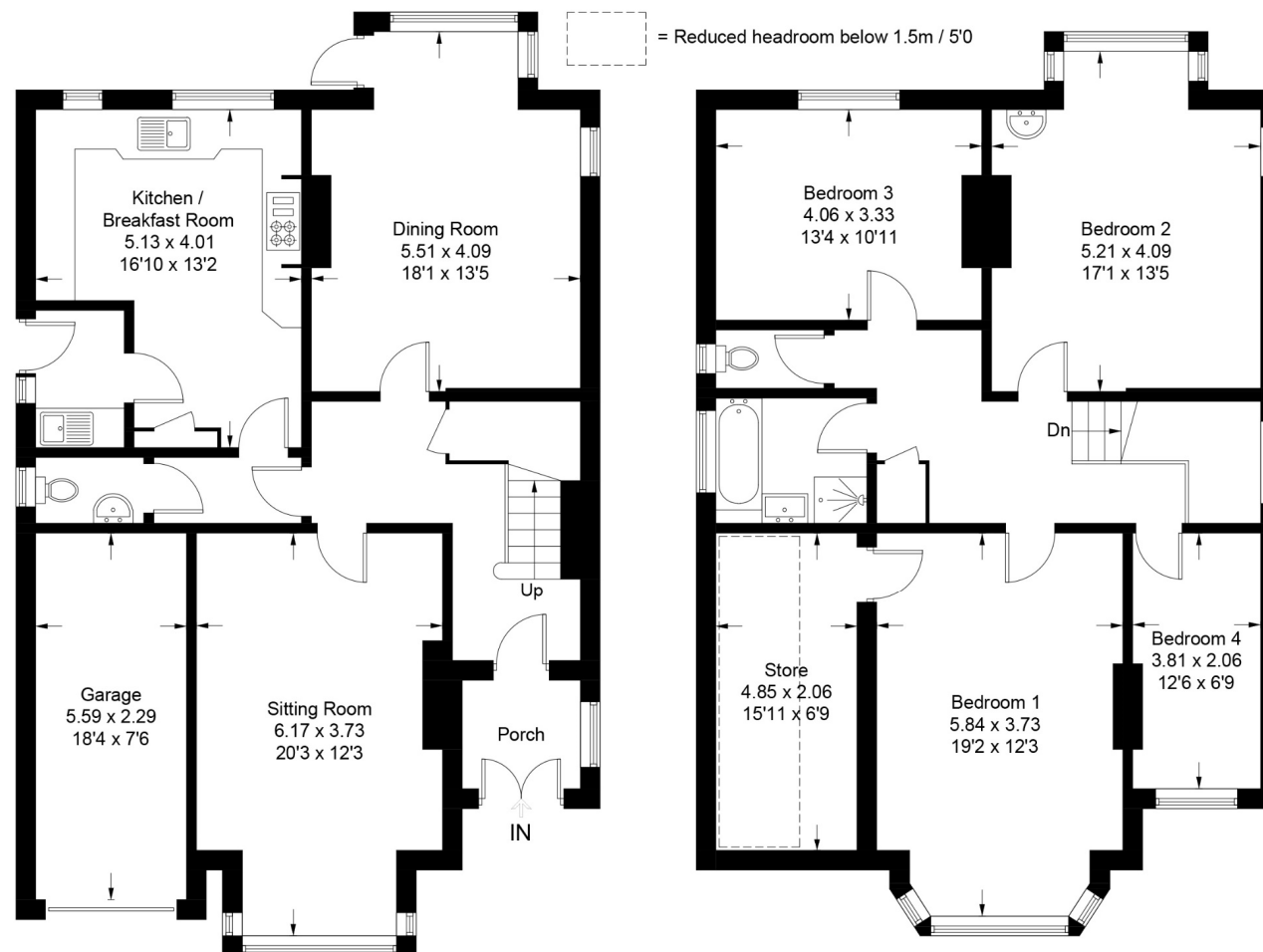


# 56 Lansdowne Road, BN11 5HJ

Approximate Gross Internal Area = 181.8 sq m / 1957 sq ft

Garage = 12.9 sq m / 139 sq ft

Total = 194.7 sq m / 2096 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		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	58	73
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Worthing | 01903 216219 | [worthing@winkworth.co.uk](mailto:worthing@winkworth.co.uk)

[winkworth.co.uk](http://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.

**Winkworth**