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Description

Guide Price £700,000 - £725,000

We are delighted to offer this exceptional and beautifully refurbished four-bedroom 1930s semi-detached home, occupying a quiet cul-de-sac position in the highly sought-after Lansdowne Close. The property has been thoughtfully redesigned throughout, blending period character with high-quality contemporary finishes. Offering stylish and versatile accommodation, a landscaped west-facing garden and a superb open-plan living space, this is a fantastic home ideally suited to modern family living, just moments from Goring seafront, local amenities and a ten minute walk to West Worthing train station for direct trains to London and Brighton.

Key Features

- Stunning fully refurbished 1930s semi-detached home
- Four well-proportioned bedrooms
- Open-plan kitchen/dining room with bespoke plywood kitchen
- Sliding doors onto a landscaped west-facing rear garden
- Lounge with contemporary solid fuel burner
- Modern family bathroom with freestanding bath and walk-in shower
- Period features including Art Deco style internal doors
- Private driveway with double gates leading to garage
- Ten minute walk to West Worthing train station for direct trains to London and Brighton
- Sought-after cul-de-sac location close to Goring seafront, shops and transport links | Council Tax Band E | EPC Rating D



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Accommodation and Features

Upon entering the property, you are immediately struck by the quality of finish and attention to detail throughout. The home has undergone extensive modernisation, including a full electrical rewire with external power points to the garden, as well as a comprehensive heating upgrade featuring a new Worcester Bosch boiler with Nest thermostat, designer column radiators, and replacement pipework throughout.

To the front, there is a warm and inviting lounge centred around a contemporary Jøtul DEFRA-approved wood burner with newly installed fireplace and flue system.

To the rear, the property opens into a stunning open-plan kitchen/dining room, forming the heart of the home. This space has been completely reconfigured by knocking through to create one seamless area, finished with a bespoke kitchen, integrated appliances, and an appliance garage with electrics. Large slimline powder-coated aluminium sliding doors open directly onto the rear garden, creating a seamless indoor-outdoor flow, while additional matching aluminium double glazed windows have been installed throughout, including a newly added window to the dining area. The property is further enhanced by a bespoke stained glass Art Deco-style front door and feature window, setting the tone from the moment you enter.

A cleverly concealed ground floor WC is set within bespoke wood panelling, providing additional convenience.

The ground floor is finished throughout with newly plastered and decorated walls, ceilings and floors, attractive strip wood flooring, and period-style internal doors which have been stripped, oiled, and fitted with new Art Deco-style handles. The living room is further enhanced by original oak, leaded-glass Art Deco sliding doors, adding a unique architectural feature.

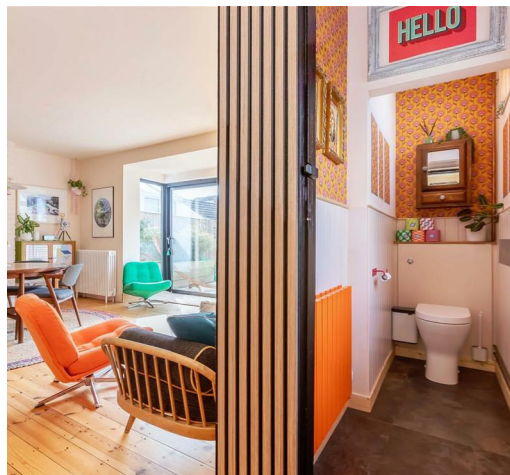
To the first floor, a spacious landing provides access to four well-proportioned bedrooms. The family bathroom has been fully reconfigured and now offers a luxurious finish, including a freestanding copper bath, oversized walk-in shower, electric towel rail (in addition to a column radiator), backlit mirror, and a vaulted ceiling, creating a spa-like feel.

A new 100% wool carpet fitted to the stairs and landing adds warmth and quality underfoot.

Outside

Externally, the rear garden enjoys a favourable westerly aspect and has been thoughtfully landscaped with mature planting, including a feature palm tree. A raised patio area and herringbone pathway provide ideal space for entertaining, further enhanced by outdoor power points. The garden has also been comprehensively upgraded as part of wider external works, including full landscaping, new fencing and gates.

To the side, a private driveway with double gates provides access to a garage with pitched roof, power, lighting and eaves storage. The front garden is mainly laid to lawn with mature shrubs and provides additional off-road parking.





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Floor Plan Lansdowne Close



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Energy Efficiency Rating: 65 (Current), 79 (Potential)

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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