



4, 9 Lansdowne Road

, Worthing, BN11 4NA

Guide price £285,000

Leasehold Council Tax Band A

A true character gem, number 9 Lansdowne Road is a wonderful conversion boasting many original period features... seeing really is believing. Step inside the spacious entrance hall and come through a large door into the feature West facing bay fronted lounge with focal fireplace, half panelled walls, and panelled ceilings with casement doors either side of the bay opening onto your private West facing rear garden. There are additional storage cupboards within the lounge/diner.

The modern fitted kitchen has recently been installed with new appliances fridge/freezer, dishwasher, oven & hob. The double bedroom boasts a bay window overlooking the garden, and there is a luxury fitted shower room. As previously mentioned there is a private West facing rear garden and an additional communal garden.

The property also has the benefit of an allocated parking space and an external brick built storage cupboard.

Other benefits include gas central heating. In our opinion internal viewing is considered essential to appreciate this CHAIN FREE apartment.

Situated in Lansdowne Road local shops can be found nearby at Goring Road and Worthing town centre. Local buses serve the area, and the nearest mainline railway station is West Worthing.

Private entrance into entrance hall  
15'3 x 4'10 (4.65m x 1.47m)





Feature bay fronted lounge  
22'2 x 21'10 (6.76m x 6.65m)

Luxury refitted kitchen  
12'8 x 5'3 narrowing to 4'1  
(3.86m x 1.60m narrowing to  
1.24m)

Double bay fronted bedroom  
16'0 x 14'5 (4.88m x 4.39m)

Luxury refitted shower room  
8'5 x 7'6 (2.57m x 2.29m)

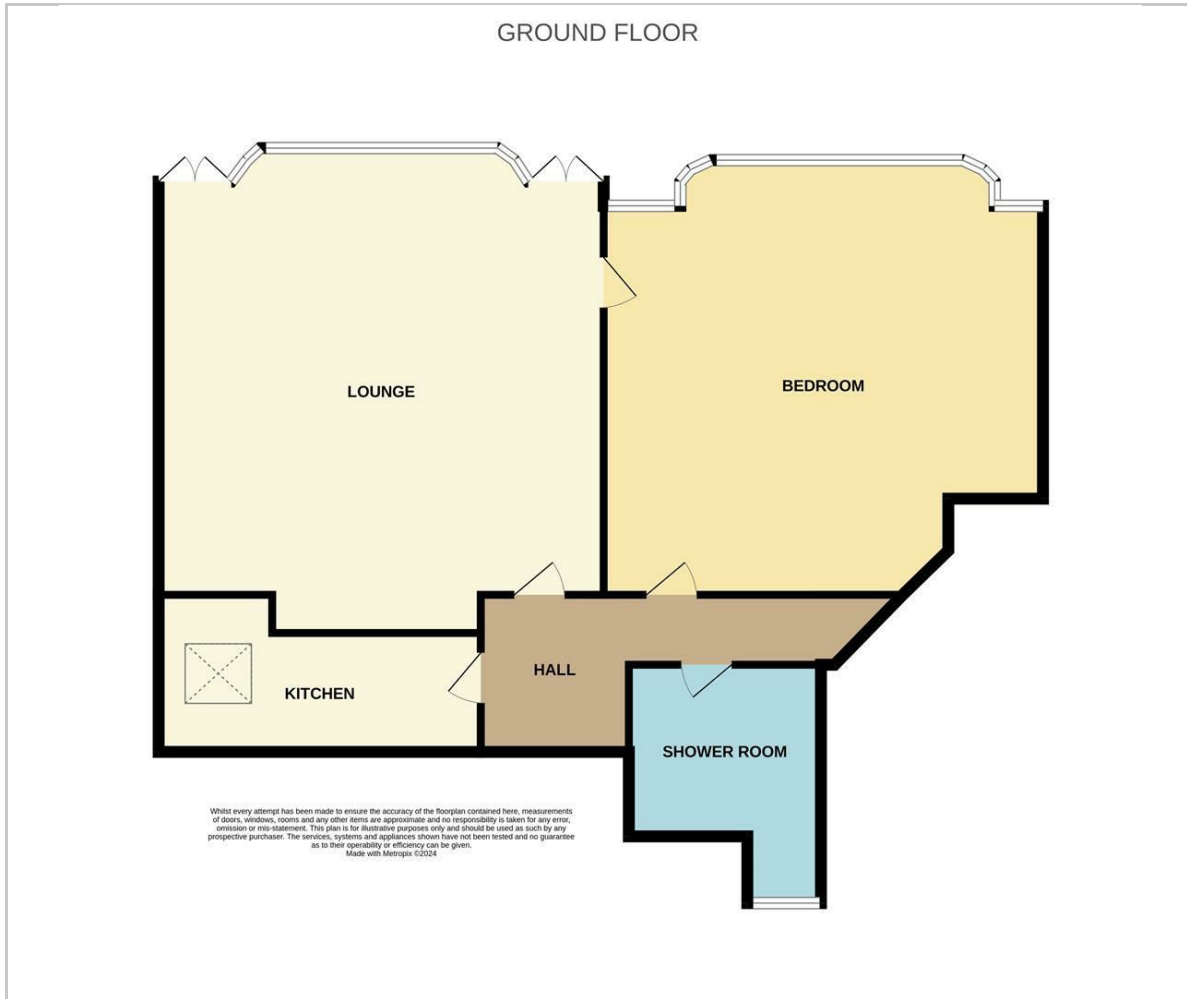
Feature West facing rear garden

Additional communal garden

Allocated Parking Space



## Floor Plan

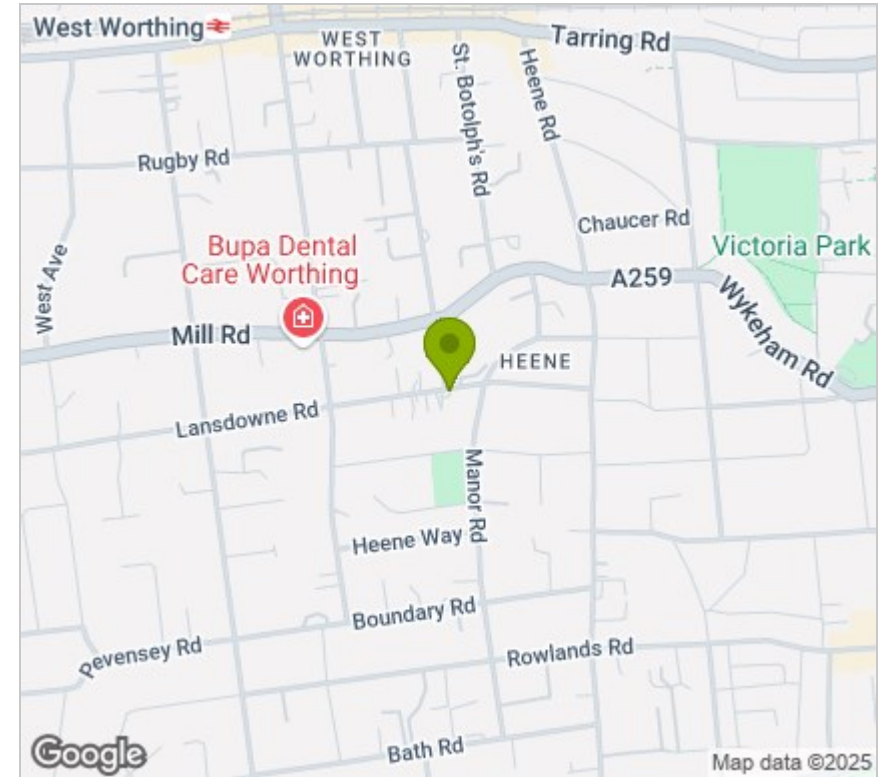


## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

