



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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Flat 2 9 Lansdowne Road

, Worthing, BN11 4NA

Guide price £350,000

Leasehold Council Tax Band B



An exceptional character filled three bedroom period apartment boasting many original features.

In brief the accommodation comprises private entrance with wide staircase, leading to the first floor with double doors opening onto a spacious landing, with two large storage cupboards and access to loft space.

The double aspect bay fronted lounge is a particular feature of the property with a focal fire place.

There are three good size bedrooms with a balcony off bedroom three. The kitchen has been refitted and boasts a door and fire escape to the courtyard gardens. There is a modern fitted family bathroom and an allocated parking space.

Other benefits include gas central heating, high level skirting, and decorative picture rails. In our opinion internal viewing is considered essential to appreciate the overall size and condition of this three bedroom property.

Situated in Lansdowne Road the property is ideally located betwixt Worthing town centre and Goring Road shops. The beach is also close by, and the nearest mainline railway station is West Worthing giving great links to most major towns and cities.

New 125 year lease  
Service charge - £1000pa (approx)





Private entrance with wide staircase

Stairs to first floor landing  
15'7 x 26'2 narrowing to 6'3  
(4.75m x 7.98m narrowing to 1.91m)

Entrance hall  
15'4 x 20'5 narrowing to 6'3  
(4.67m x 6.22m narrowing to 1.91m)

Bay fronted double aspect lounge  
19'5 x 13'4 (5.92m x 4.06m)

Luxury refitted kitchen  
13'5 x 7'4 (4.09m x 2.24m)

Bedroom one - bay fronted & double aspect  
20'2 x 13'7 (6.15m x 4.14m)

Bedroom two - bay fronted & double aspect  
13'1 x 14'4 (3.99m x 4.37m)

Bedroom three  
10'10 x 6'8 (3.30m x 2.03m)

Enclosed balcony

Modern fitted bathroom  
10'8 x 5'9 (3.25m x 1.75m)

Allocated parking space

Shared use of courtyard

Outside store



## Floor Plan

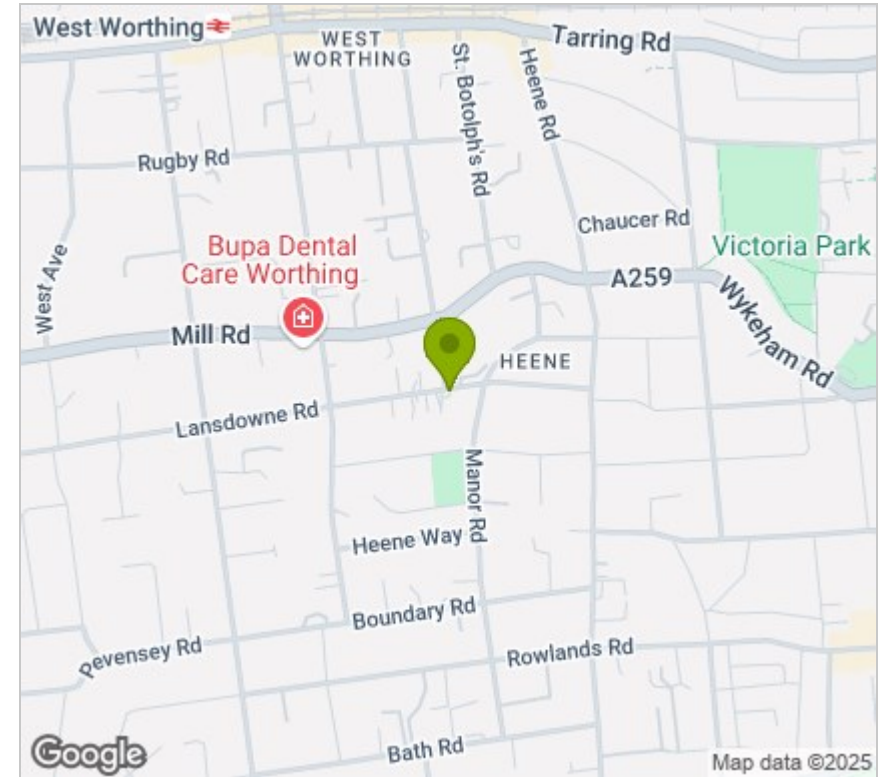


## Viewing

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

