



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



3, 9 Lansdowne Road

Worthing, BN11 4NA

Guide price £250,000

Leasehold Council Tax Band A



An interesting mews style town house forming part of this Victorian converted villa in Lansdowne Road.

In brief the accommodation comprises gate giving side access through a communal garden with private front door into entrance hall with ground floor modern fitted kitchen and ground floor bathroom.

There are then stairs to the first floor landing which leads to lounge and bedroom three which is double aspect affording lots of natural light.

To the second floor there is a landing with storage cupboards with bedroom one with a focal fireplace, and bedroom two.

Externally there is a communal paved garden and a purpose built store. Other benefits include gas central heating and NO ONWARD CHAIN.

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 front door to entrance hall  
9'1 x 7'3 (2.77m x 2.21m)





Modern refitted kitchen  
9'0 x 10'3 (2.74m x 3.12m)

Ground floor modern fitted  
bathroom  
10'3 x 6'2 (3.12m x 1.88m)

Stairs to first floor landing

Lounge  
12'9 x 9'4 (3.89m x 2.84m)

Bedroom three - double aspect  
10'3 x 8'8 (3.12m x 2.64m)

Stairs to second floor landing

Bedroom one  
12'4 x 9'0 (3.76m x 2.74m)

Bedroom two  
10'7 x 8'7 (3.23m x 2.62m)

Share of courtyard garden

Outside store



## Floor Plan



## Viewing

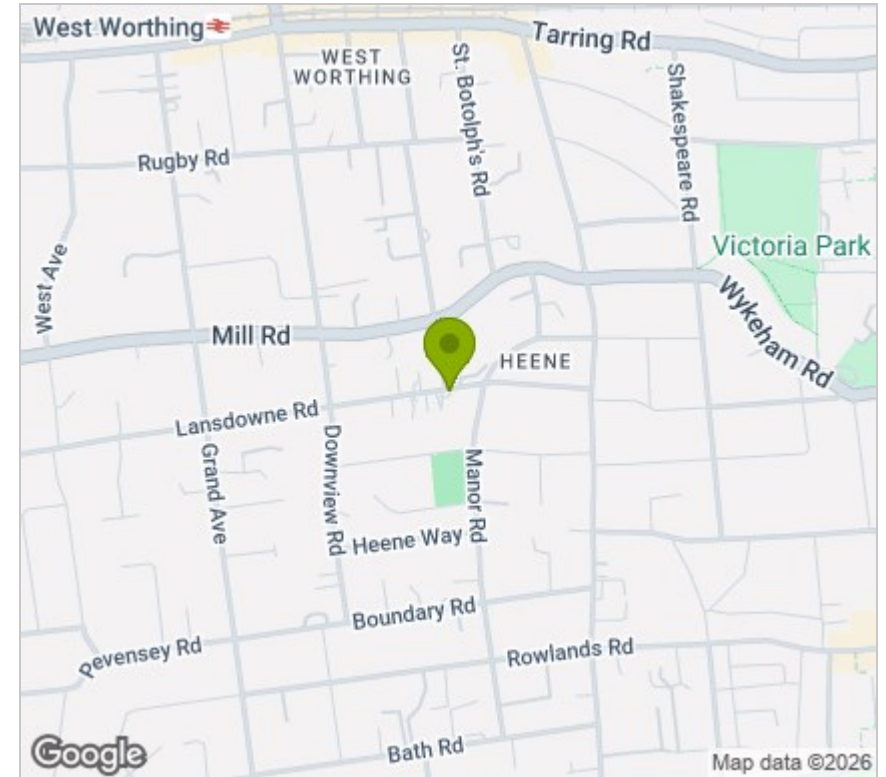
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

