



59 Lanfranc Road

, Worthing, BN14 7ES

Guide price £425,000

Freehold Council Tax Band B



Guide Price £400,000 - £425,000

James & James Estate Agents are delighted to bring to the market this beautiful character filled three bedroom end of terrace family home, situated in an ideal position being close to Worthing mainline railway.

In brief the accommodation comprises composite front door to entrance hall with ground floor cloakroom, and beautiful lounge with focal fireplace with log burning stove and box bay front window.

The property has been extended to the ground floor to provide a modern contemporary well extended kitchen/diner with bi-fold doors, and central island with undermount sink and granite work surfaces. There is engineered oak flooring to the ground floor, and on the first floor there are three bedrooms and a modern family bathroom.

Outside, the rear garden is a particular feature of the property, being west facing with a garden lodge ideal for a work office, homework hub or simply somewhere to escape.

Located in Lanfranc road local shopping facilities are nearby, and mainline railways services are available at both West Worthing and Worthing giving fantastic links to London, Southampton, and beyond.

Worthing town centre with it's more comprehensive range of shopping facilities is approximately 1.5 miles away.

Council Tax Band B

Entrance Hall

Ground Floor W.C.







Lounge  
18'1 x 11'0 (5.51m x 3.35m)

Kitchen/Diner  
21'4 x 14'7 (6.50m x 4.45m)

First Floor Landing

Bedroom One  
11'9 x 8'9 (3.58m x 2.67m)

Bedroom Two  
12'1 x 10'0 (3.68m x 3.05m)

Bedroom Three  
7'9 x 6'1 (2.36m x 1.85m)

Bathroom  
8'9" x 5'9 (2.67m x 1.75m)

West Facing Garden

Lodge  
12'3 x 9'2 (3.73m x 2.79m)



Floor Plan



Viewing

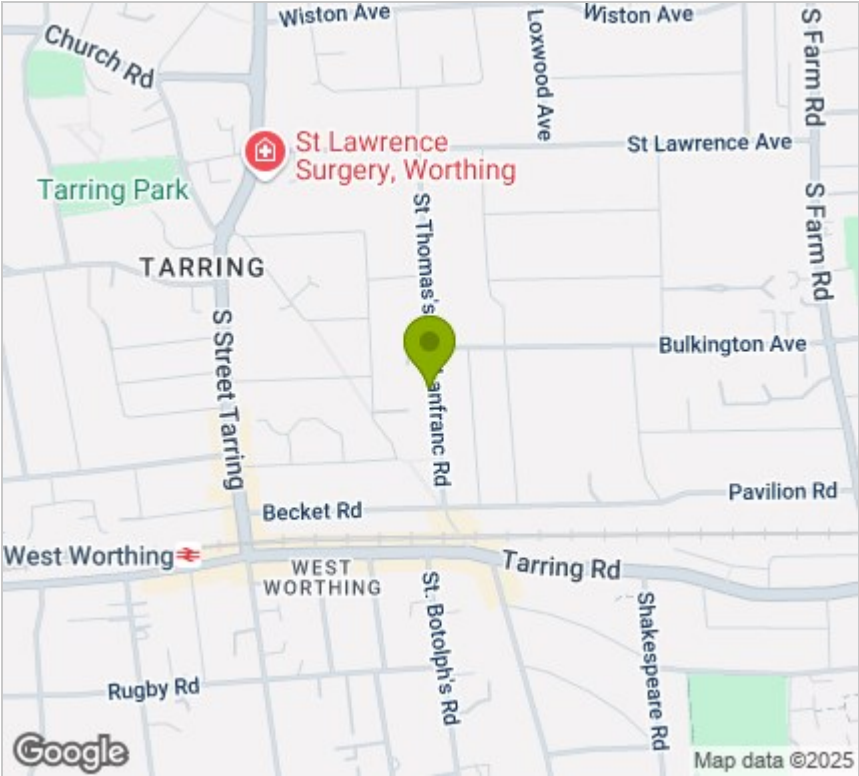
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

