



**JAMES & JAMES**  
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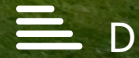


## Flat 1 Kennilworth House

Lansdowne Road, Worthing, BN11 5HB

Guide price £325,000

Freehold Council Tax Band B



James & James Estate Agents are delighted to bring to the market this beautifully presented and deceptively spacious three bedroom first floor maisonette with garden, off road parking, garage and loft space.

In brief the accommodation comprises private front door with stairs to spacious landing which could be arranged as a study area, spacious lounge/diner with focal fireplace hosting a gas living flame fire, three good size bedrooms, modern fitted kitchen with range of integrated appliances, and access to the rear garden.

There is a modern fitted bath and shower room with separate W.C and access to spacious loft. Externally there is a rear garden, garage with up & over door and off road parking.

The tenure is Freehold with the first floor being responsible for the loft which was re-roofed approximately 12 years ago. Other benefits include double glazing and gas central heating.

In our opinion internal viewing is considered essential to appreciate the natural light, space, and condition of this beautiful apartment.

Situated in Lansdowne Road, local shops can be found nearby at the Goring Road shops and being accessible to Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities. The beach is just a short walk away and the nearest mainline railway station is West Worthing, giving access to most major towns and cities.

Private entrance





L shaped spacious first floor landing  
16'10 x 5'10 (5.13m x 1.78m )

South facing lounge/diner  
16'1 x 16'0 (4.90m x 4.88m)

Kitchen  
14'6 x 9'1 (4.42m x 2.77m)

Staircase to garden

Bedroom one  
14'4 x 11'9 (4.37m x 3.58m)

Bedroom two  
14'1 x 8'1 (4.29m x 2.46m)

Bedroom three  
10'4 x 7'4 (3.15m x 2.24m)

Bath and shower room  
8'2 x 6'6 (2.49m x 1.98m)

Separate W.C.

Large loft space

L shaped rear garden

Garage with up & over door

Off road parking



## Floor Plan

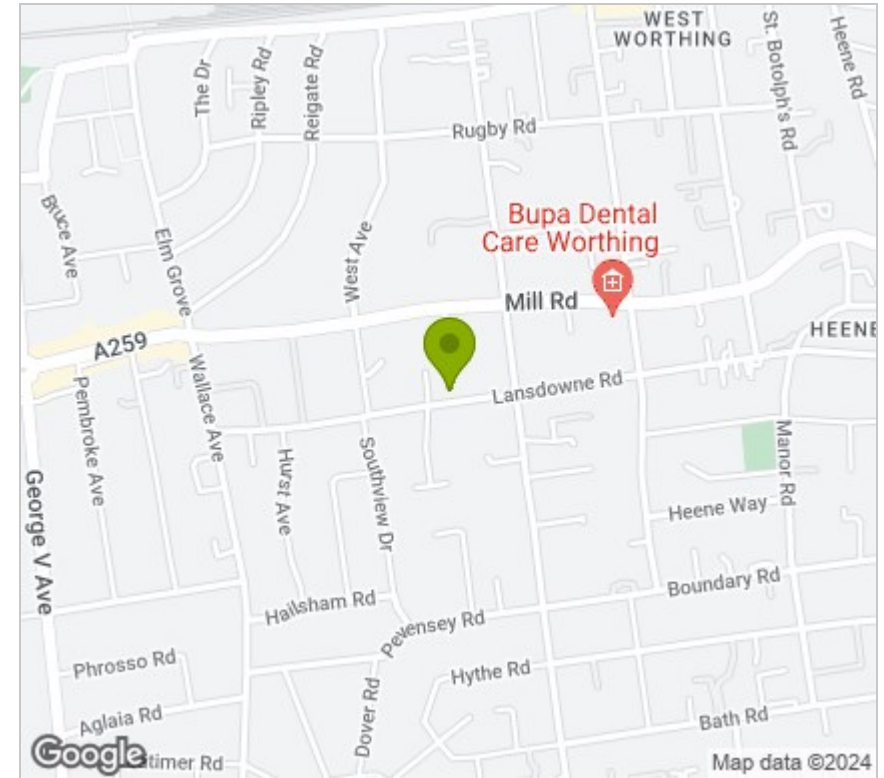


## Viewing

Please contact our James & James Estate Agents 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

