



**JAMES & JAMES**  
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20 Lansdowne Close

, Worthing, BN11 5HF

Asking price £450,000

Freehold Council Tax Band D



James & James Estate Agents are delighted to bring to the market this pretty cottage-style detached house which requires modernisation but is situated in favoured Lansdowne Close.

In brief the accommodation comprises entrance hall, spacious lounge/diner, kitchen, dining room, two good-sized first floor bedrooms, family bathroom, separate toilet.

The front of the property is laid to lawn with hedge and shrub lined borders with brick block paving leading to the garage with up & over door. The generous rear garden is a particular feature of the property being well established with a range of tree and shrub lined borders, a heritage apple tree, summer house and small patio area.

Other benefits include a new roof, gas central heating and majority double glazing. The property is offered for sale with NO ONWARD CHAIN and is available for viewing via the vendor's sole selling agents.

Situated in Lansdowne close, the property is in West Worthing being ideal proximity to the beach, the shops and mainline railway station. Frequent buses also serve the area.

Composite front door

Entrance hall

Double aspect lounge/diner  
25'8 x 8'7 (7.82m x 2.62m)

Kitchen  
10'10 x 9'4 (3.30m x 2.84m)





Dining room  
7'3 x 7'11 (2.21m x 2.41m)

First floor landing

Bedroom one  
14'2 x 11'6 (4.32m x 3.51m)

Bedroom two  
11'2 x 8'7 (3.40m x 2.62m)

Family bathroom  
7'3 x 7'8 (2.21m x 2.34m)

Separate W.C.

Front garden

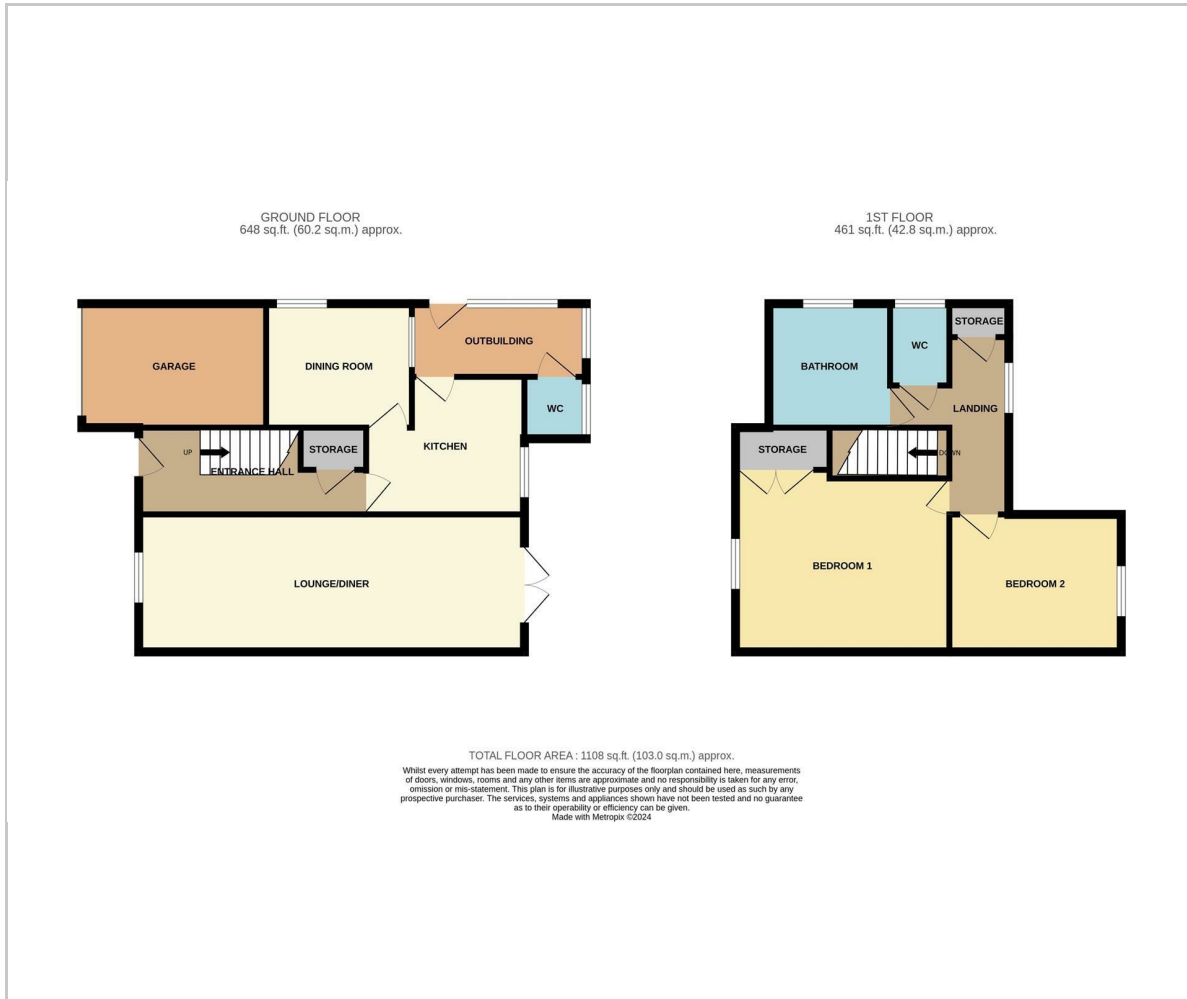
Brick block paving

Garage

Feature rear garden



## Floor Plan

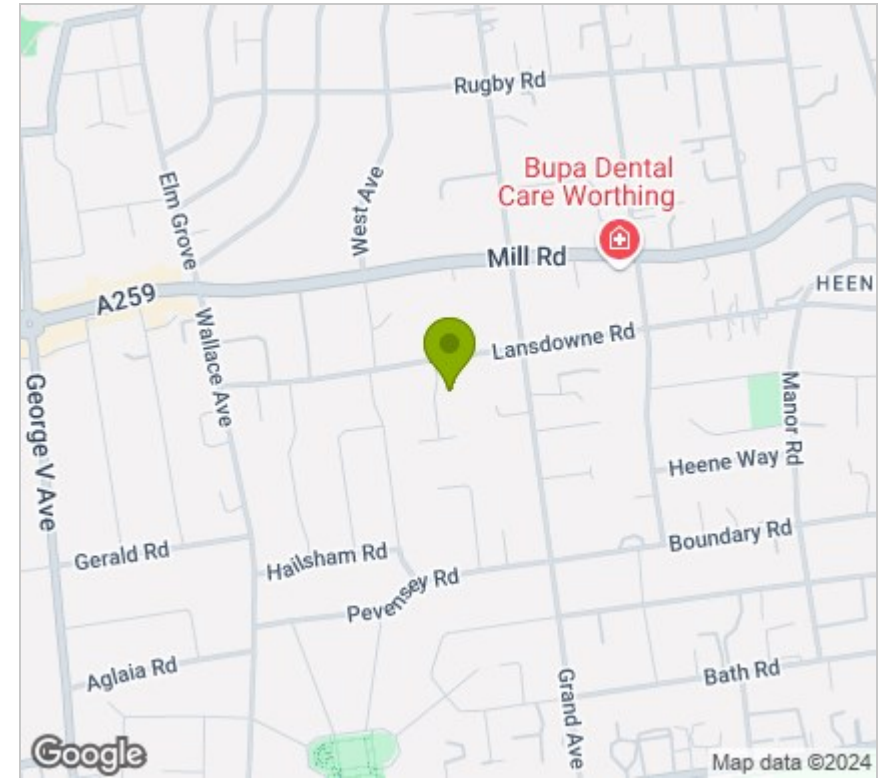


## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

