



JAMES & JAMES
ESTATE AND LETTING AGENTS

t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



Flat 1, 9 Lansdowne Road

, Worthing, BN11 4NA

Guide price £350,000

Leasehold Council Tax Band A



A true character gem, number 9 Lansdowne Road is a wonderful conversion boasting many original period features... seeing really is believing.

In brief the accommodation comprises entrance porch into spacious entrance hall with beautifully restored wooden floorboards, a superb bay fronted lounge with feature fireplace, two fantastic bay fronted double bedrooms and a luxury fitted bath/shower room.

The modern fitted kitchen has recently been installed with new appliances fridge/freezer, dishwasher, oven, hob and breakfast bar.

There is a private West facing rear garden which is predominantly laid to lawn.

A secret basement is accessed via the hall providing additional space for all sorts of future ideas.

The property also has the benefit of an allocated parking space and an external brick built storage cupboard.

Other benefits include gas central heating. In our opinion internal viewing is considered essential to appreciate this CHAIN FREE apartment.

Situated in Lansdowne Road local shops can be found nearby at Goring Road and Worthing town centre. Local buses serve the area, and the nearest mainline railway station is West Worthing.

Lease length - 125 years
Service charge - £1000pa approx

[Private Front Door](#)

[Entrance Porch](#)





Lounge
18'7 x 12'7 (5.66m x 3.84m)

Bedroom
18'7 x 12'7 (5.66m x 3.84m)

Bedroom
19'2 x 13'2 (5.84m x 4.01m)

Bath/Shower

Kitchen
12'8 x 5'4 (3.86m x 1.63m)

Basement
11'9 x 11'5 (3.58m x 3.48m)

Private Garden



Floor Plan



Viewing

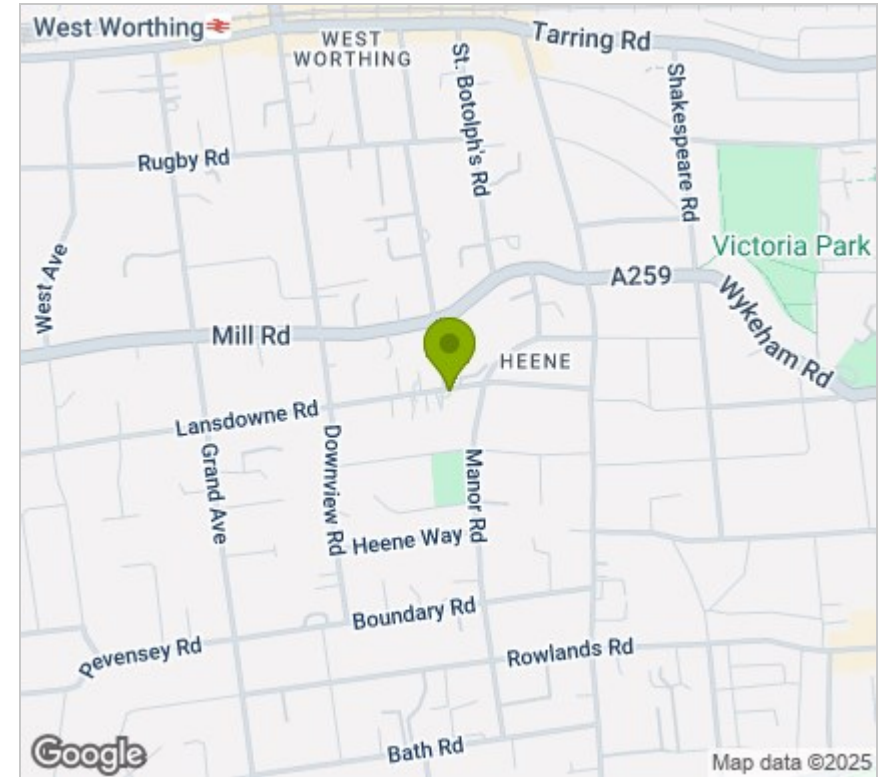
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

