



**JAMES & JAMES**  
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BUYING | SELLING | LETTINGS | MORTGAGE ADVICE



20 Ladydell Road  
Worthing, BN11 2LE

Guide price £375,000



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## 20 Ladydell Road Worthing, BN11 2LE

**\*\* Open day Saturday 22nd January - ALL VIEWING SLOTS NOW BOOKED \*\***

James & James Estate Agents are delighted to bring to the market this well presented three bedroom terrace family home close to Worthing Town centre in brief the accommodation comprises:

A double glazed front door leads to the entrance hall with wood effect flooring and under stair storage. A further door leads to the open plan kitchen dining room. The spacious kitchen has a range of cupboards and drawers with fitted oven & gas hob. Space is provided for washing machine, dishwasher and fridge freezer. There is a double glazed door leading to the rear garden. The dining area has wood effect flooring and glazed double doors leading to the conservatory. There is also glazed double doors leading to the West facing lounge with a feature fireplace having a wooden surround. Stairs lead to the first floor with loft hatch. Bedroom one has West facing bay window. Bedroom two is at the back on the property and has a fitted wardrobe. Bedroom three is to the front of the property. The bathroom has tiled walls with a white suite comprising a panel enclosed bath, shower cubicle, pedestal wash hand basin and close coupled WC.

Outside the front garden is wall enclosed and laid mainly to lawn with flower and shrub borders, there is scope for off road parking STNC.

The rear garden is fence enclosed and laid mainly to lawn with various plant and shrub borders there is also an area of paving and gate leading to a rear walk way.

Ladydell Road is situated to the East of Worthing town centre. The town centre is less than a mile away and boasts a comprehensive range of shops, amenities and leisure facilities. Worthing hospital is a short walk away, as is Worthing's beautiful seafront promenade. The mainline station is approximately one mile away and offers direct routes to Brighton, Chichester and London Victoria.

### Entrance Hall

Lounge  
11'8" x 10'5" (3.56m x 3.18m)

Dining Room  
13'4" x 9'11" (4.06m x 3.02m)

Kitchen  
13'1" x 7'7" (3.99m x 2.31m)

Garden Room  
11'4" x 8'10" (3.45m x 2.69m)

Bedroom One  
14'5" x 10' (4.39m x 3.05m)





Bedroom Two  
39'4"32'9" x 32'9" (12'10 x 10")

Bedroom Three  
8'9 x 7'3 (2.67m x 2.21m)

Bathroom  
8'2 x 7'9 (2.49m x 2.36m)



## 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

