



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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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

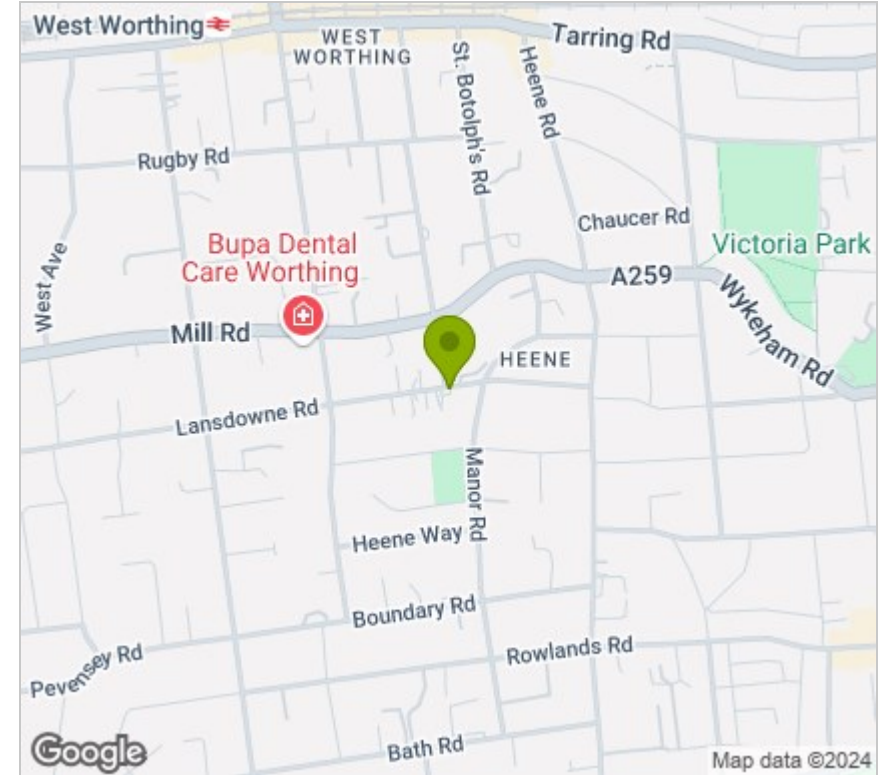


## Viewing

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

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## Area Map



## Energy Efficiency Graph

