



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



Flat 1 Kennilworth House

Lansdowne Road, Worthing, BN11 5HB

Guide price **£325,000**

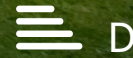
Freehold Council Tax Band B



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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. 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

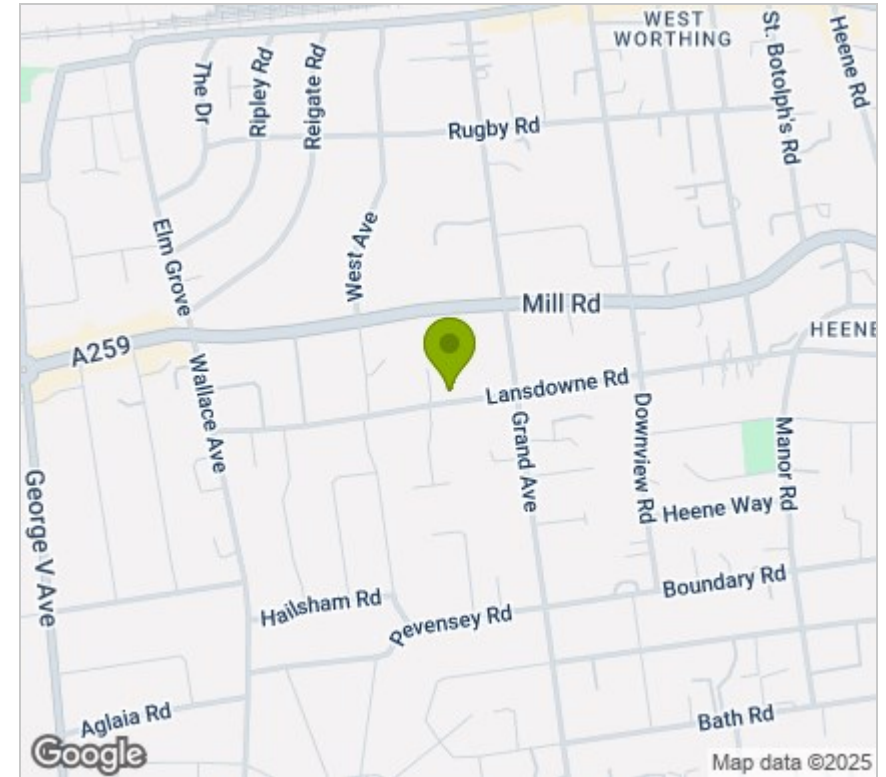
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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

