



OFFERS IN EXCESS OF

£180,000

Lansdowne Road

Worthing, BN11 4LY

PROPERTY SUMMARY

Located on Lansdowne Road in the charming coastal town of Worthing, this well-presented first-floor flat offers a delightful living experience. The property features one spacious bedroom and a modern shower room, making it an ideal choice for individuals or couples seeking comfort and convenience.

The flat has been recently modernised, showcasing a contemporary kitchen that is both stylish and functional. The large dual-aspect lounge, bathed in natural light from its south and west-facing windows, provides a welcoming space for relaxation or entertaining guests. The addition of a Juliet balcony allows you to enjoy the fresh air and views.

Residents will appreciate the large communal garden. While parking is non-allocated, there are plenty of spaces available, ensuring ease of access for those with a car.

Built in 1960, this property combines classic charm with modern amenities, making it a wonderful place to call home. With its prime location in Worthing, you will find yourself just a short distance from local shops, cafes, and the beautiful seafront. This flat is a fantastic opportunity for anyone looking to embrace a relaxed coastal lifestyle.

Lease - Circa 89 Years Remaining
Service Charge - £1800 per annum

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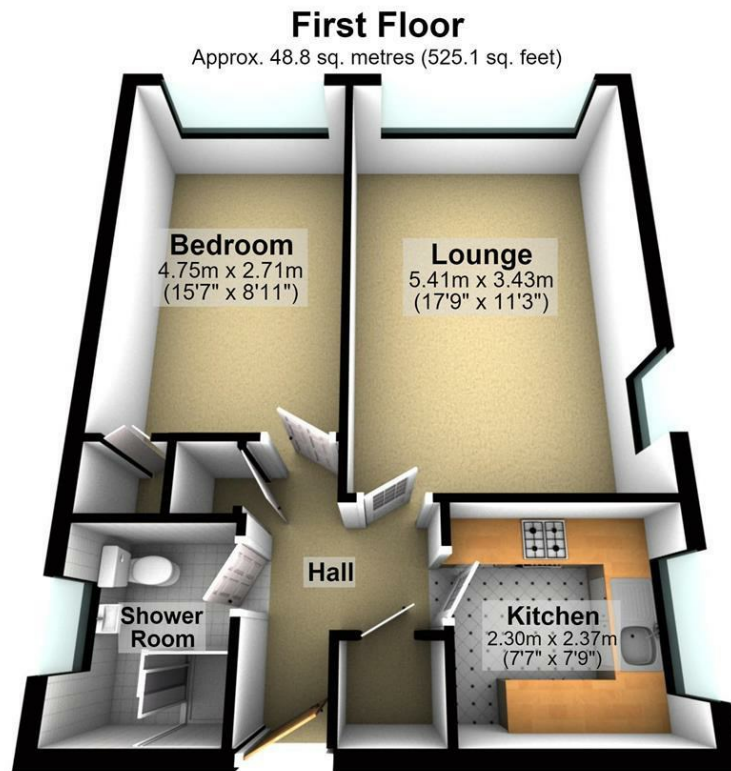
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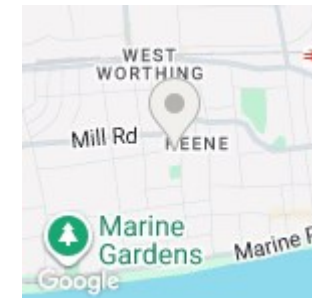
Total area: approx. 48.8 sq. metres (525.1 sq. feet)

LOCAL AUTHORITY

TENURE
Leasehold

COUNCIL TAX BAND
A

VIEWINGS
By prior appointment only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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