



Charlwood Lodge | Lansdowne Road | Worthing | West Sussex | BN11 4NF
Offers Over £250,000





We are pleased to be able to offer a ground floor, purpose built apartment. The property offers two double bedrooms, fitted kitchen, lounge/ dining room and patio area. The property also benefits from garage in a compound.



Property details: Charlwood Lodge | Lansdowne Road | Worthing | West Sussex | BN11 4NF

Key Features

- Ground Floor Apartment
- Two Double Bedroom
- Fitted Kitchen
- Lounge/ Dining Room
- Bathroom & Separate WC
- South Facing Patio
- Bus Routes Nearby
- Close To Local Shopping Facilities



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Security entry phone system, communal entrance, front door leading into the entrance hall with access to all rooms and storage cupboards. The lounge, dining room measures 19'11ft and benefits from a door leading out to the south facing patio. The kitchen comprises of wall and base units with space for oven, space for fridge/ freezer, space and plumbing for washing machine, sink and drainer. Bedroom one offers built in wardrobes and bedroom two is also a double measuring 11'10ft x 9'6ft. The shower room comprises of walk in shower, wash hand basin with storage and the WC is located just next door to the shower room.

EXTERNAL

South facing patio with space for outdoor furniture. Garage in compound.

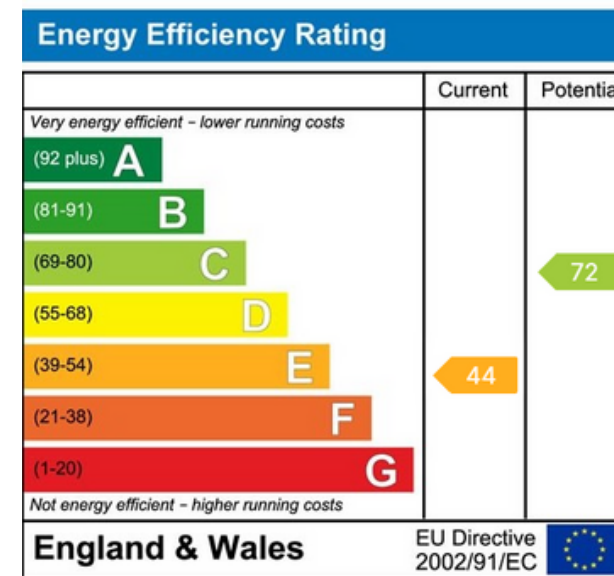
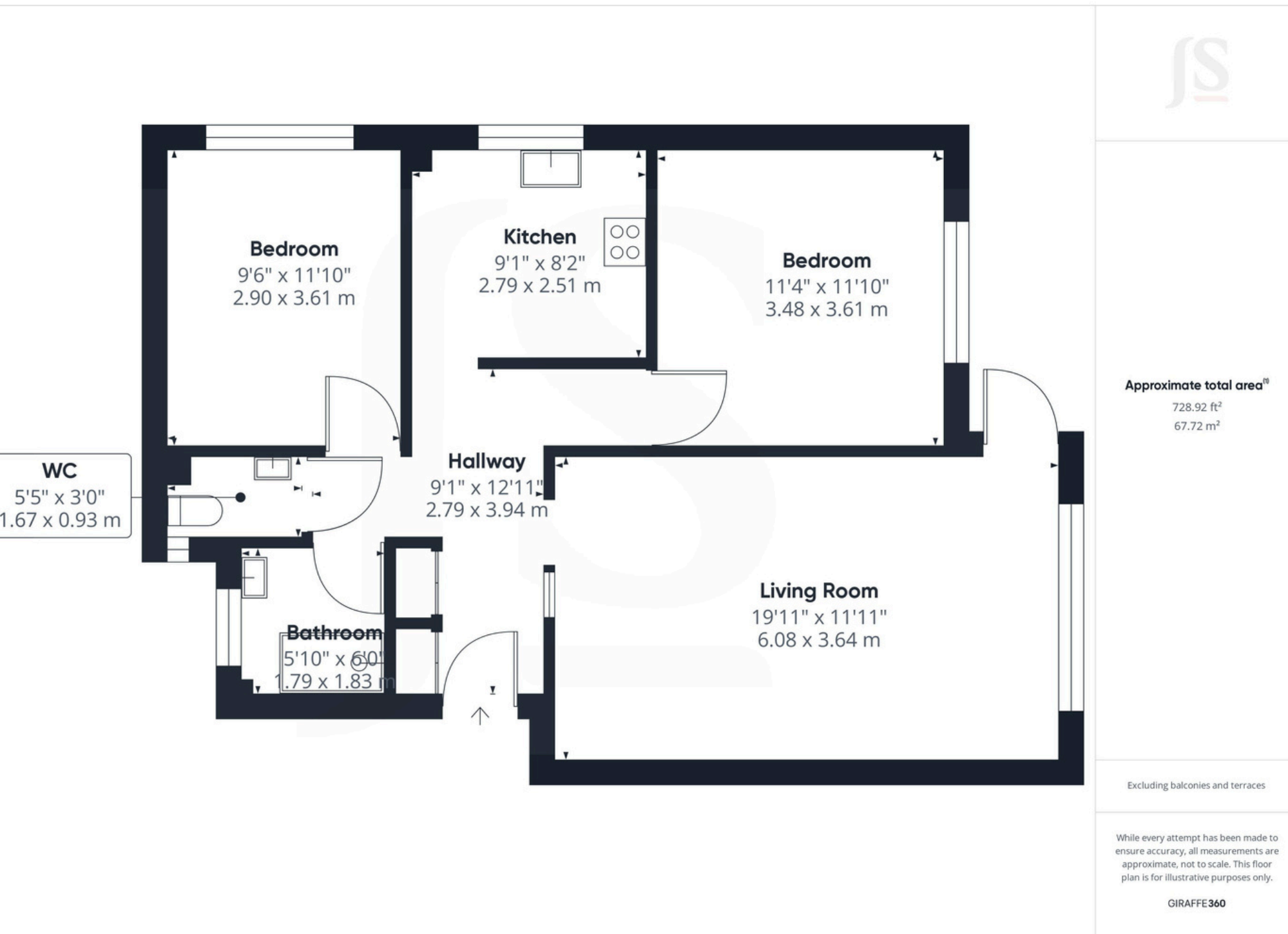
SITUATED

Situated in a sought after position off Grand Avenue with Goring Road shopping parade and Worthing Seafront less than three quarters of a mile away. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately one mile away. The nearest station is West Worthing which is approximately three quarters of a mile away. Bus services run nearby.

TENURE

Lease: New Lease on Completion
Service Charge: £2400 per annum
Ground Rent: £ 44 per annum





Property Details:

Floor area (as quoted by EPC: 100 sqm)

Tenure: Leashold

Council tax band: B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.