



Ladydell Road | East Worthing | Worthing | BN11 2LE

Offers Over £475,000



We are delighted to offer for sale this spacious and characterful mid terraced family house situated in the highly desirable central Worthing location, close to local shops, amenities, mainline train station and Worthing seafront. The property boasts three good sized bedrooms, bay fronted living room, spacious dining room, fitted kitchen & bathroom, ground floor w/c, east facing rear garden and off road parking for multiple vehicles.



Key Features

- Mid Terraced Family House
- Three Bedrooms
- A Wealth Of Characterful Features
- Bay Fronted West Facing Living Room
- Modern Fitted Kitchen
- East Facing Conservatory
- Off Road Parking For Multiple Vehicles
- Less Than 0.3 Miles To Worthing Seafront
- Sought After East Worthing Location
- Close To Local Shops, Amenities & Mainline Train Station



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

The covered UPVC front door opens into the welcoming entrance hall, with access to all ground floor rooms, under stair storage, stairs rising to the first floor and space to hang coats and kick off shoes. To the front of the property is the bay fronted living room, measuring 12'4" x 11'11" and facing west transforms this room into a light and airy space all year round. The room benefits from being separate to the dining room and a log burner, which is perfect during the winter months creating a cosy snug at the front of the house. Positioned adjacent is the dining room, with a feature fireplace and a door out to conservatory, this room can comfortably fit a large family sized dining table alongside a desk ideal for home working. The kitchen has been fitted with an array of wall and floor mounted neutral shaker style units, topped with high quality oak style worktops to create a smart contemporary finish. There is an integrated oven with a four ring gas hob, dishwasher and space for a fridge/freezer. Facing east and utilizing from the morning sun is the conservatory, measuring 10'5" x 18'10". This room benefits from a w/c, space and provisions for multiple white goods and double doors out to the mature rear garden. To the first floor are three good sized bedrooms, the bay fronted main bedroom is situated at the front of the house and can comfortably fit a large double bed alongside various other bedroom furniture. The second bedroom is also similar in size and benefits from direct views out to the rear garden. The bathroom is fitted with a full three piece suite including bath with overhead shower, toilet and hand wash basin.

EXTERNAL

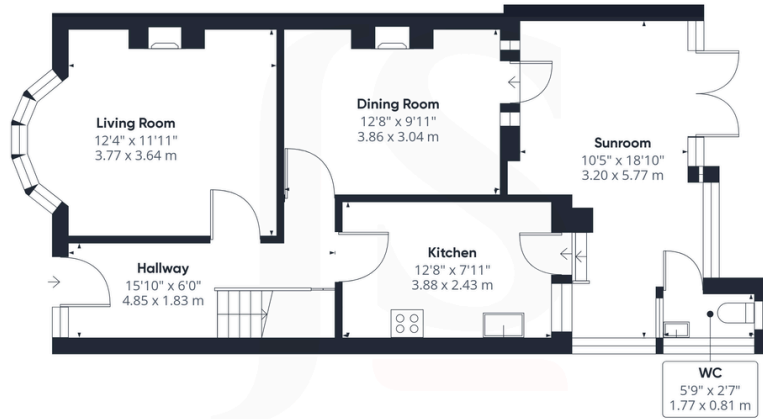
The front of the property features off road parking for multiple vehicles and is predominantly paved with planted borders lining the boundaries. The rear garden has been cleverly designed to maximize the best of both lifestyles, with a paved area at the top of the garden for an outdoor table and chairs and an area laid to lawn and garden store.

LOCATION

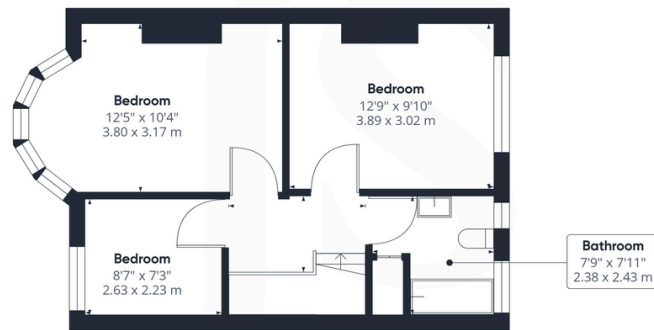
Situated In the popular central Worthing area, nearby parks are less than half a mile away, offering tennis courts and picnic areas. The town centre and seafront promenade are both situated less than half a mile away. Local buses are available on Lyndhurst Road and Worthing mainline train station is approximately one mile away and East Worthing train station is approximately half a mile away.

Council Tax Band C






Floor 0



Floor 1



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Property Details:

Floor area *as quoted by EPC: 1206 SqFt

Tenure: Freehold

Council tax band: C

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.