



Silver Birches | Lansdowne Road | Worthing | BN11 4LY



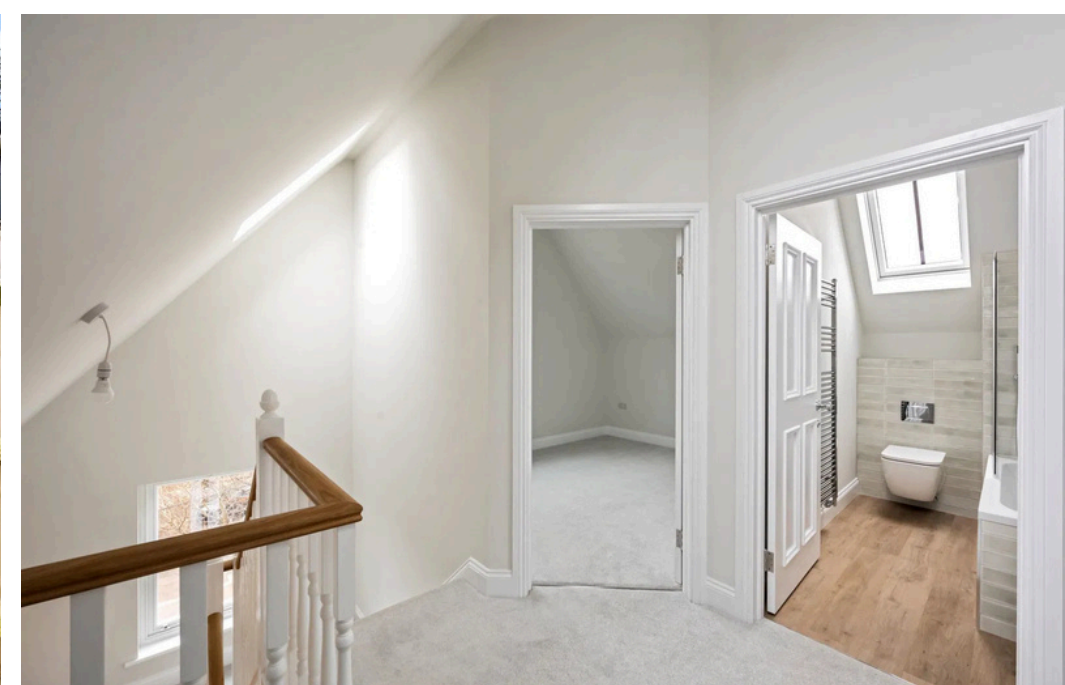
We are delighted to present an exceptional opportunity to acquire a newly constructed, energy efficient, traditional-style detached home. This exquisite property boasts four generously sized bedrooms, three luxurious bathrooms, a modern and beautifully appointed kitchen with a breakfast area, a convenient utility room and a charming bay-fronted lounge. Designed with comfort and elegance in mind, the home features two en-suite bathrooms and a guest bathroom, all finished to an impeccable standard. Adding to its appeal, the property offers a private, well-maintained rear garden and the convenience of off-road parking with EV charging point. This home perfectly blends traditional charm with modern sophistication, making it a rare and unmissable opportunity for discerning buyers.





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Key Features

- Newly Built Energy Efficient Home
- Four Bedrooms (Two with En Suites)
- Three Bathrooms
- Primary Bedroom with En Suite & Walk in Wardrobe
- LVT Herringbone Flooring on Ground Floor
- Under Floor Heating & Central Heating via Air Source Heat Pump
- Off Road Parking & EV Charging Point
- 10 Year New Build Warranty
- 0.4 Miles Away From Worthing Seafront
- 0.6 Miles From Worthing Town Centre



4 Bedrooms



3 Bathrooms



1 Reception Rooms



Nestled on the sought-after Lansdowne Road, this charming property offers the perfect blend of coastal tranquility and urban convenience.

INTERNAL

Step into this stunning home where the front door opens into a bright and inviting entrance hall, offering seamless access to all the ground floor rooms, with beautiful Herringbone style, luxury vinyl flooring throughout. At the front of the property, a delightful bay-fronted lounge invites you to unwind in comfort, flowing effortlessly into a sleek, contemporary kitchen come dining/family room that serves as the heart of the home. The kitchen is a true showstopper, featuring elegant green wall and base units adorned with luxurious rose gold handles, gleaming quartz worktops, Belfast sink and a suite of top-of-the-line appliances. Enjoy cooking with an integrated eye-level oven complemented by a built-in microwave oven, a five-ring induction hob, integrated dishwasher, wine cooler, space for fridge/freezer, all surrounded by ample counter space, including a charming breakfast bar perfect for casual meals. Double doors open directly from the kitchen to the rear garden, enhancing the space with a natural flow that's perfect for indoor-outdoor living.

Adjacent to the kitchen, a thoughtfully designed utility room provides extra storage and practicality, with space and plumbing for a tumble dryer and washing machine, a Belfast sink and quartz worktop. A door leads from here to the garden, offering further convenience. Upstairs, the first floor boasts two beautifully appointed bedrooms, each with its own private en-suite bathroom. The primary bedroom, positioned at the front of the property, is bathed in natural light from a south-facing bay window, offering views and a serene atmosphere. It features a spacious walk-in wardrobe and access to a luxurious en-suite, designed with modern elegance in mind. The second bedroom on this level also benefits from an en-suite bathroom, providing both comfort and privacy for guests or family members.

On the second floor, a spacious landing leads to two additional double bedrooms and a stylish family bathroom. This bathroom is a tranquil retreat, featuring part-tiled walls, a wash hand basin, a bath with a shower and glass screen, and a Velux window that frames a stunning view of the nearby church, adding a touch of charm.

All windows throughout the home are crafted timber sash and triple-glazed, ensuring maximum energy efficiency. Powered by an air source heat pump, the home boasts underfloor heating on the ground floor and central heating radiators on the first and second floors, offering warmth and comfort all year round.

This home is a perfect blend of modern design, functionality, and energy efficiency, making it an ideal choice for contemporary living.

At the front of the property, you'll find traditional block-paved off-road parking, offering space for two vehicles, while a convenient side access leads you effortlessly to the rear garden. The rear, semi-walled garden has been beautifully landscaped, creating a serene and welcoming outdoor retreat. It boasts a well-manicured lawn, a lovely patio area perfect for alfresco dining or relaxing, and vibrant floral borders that add a burst of colour throughout the seasons. A stunning apple tree and Silver Birch further enhances the garden's charm, offering both a picturesque and peaceful atmosphere. Additionally, the property is equipped with an EV charging point, ensuring modern convenience, and comes with the peace of mind of a 10-year builder's warranty, providing long-term security for your new home.

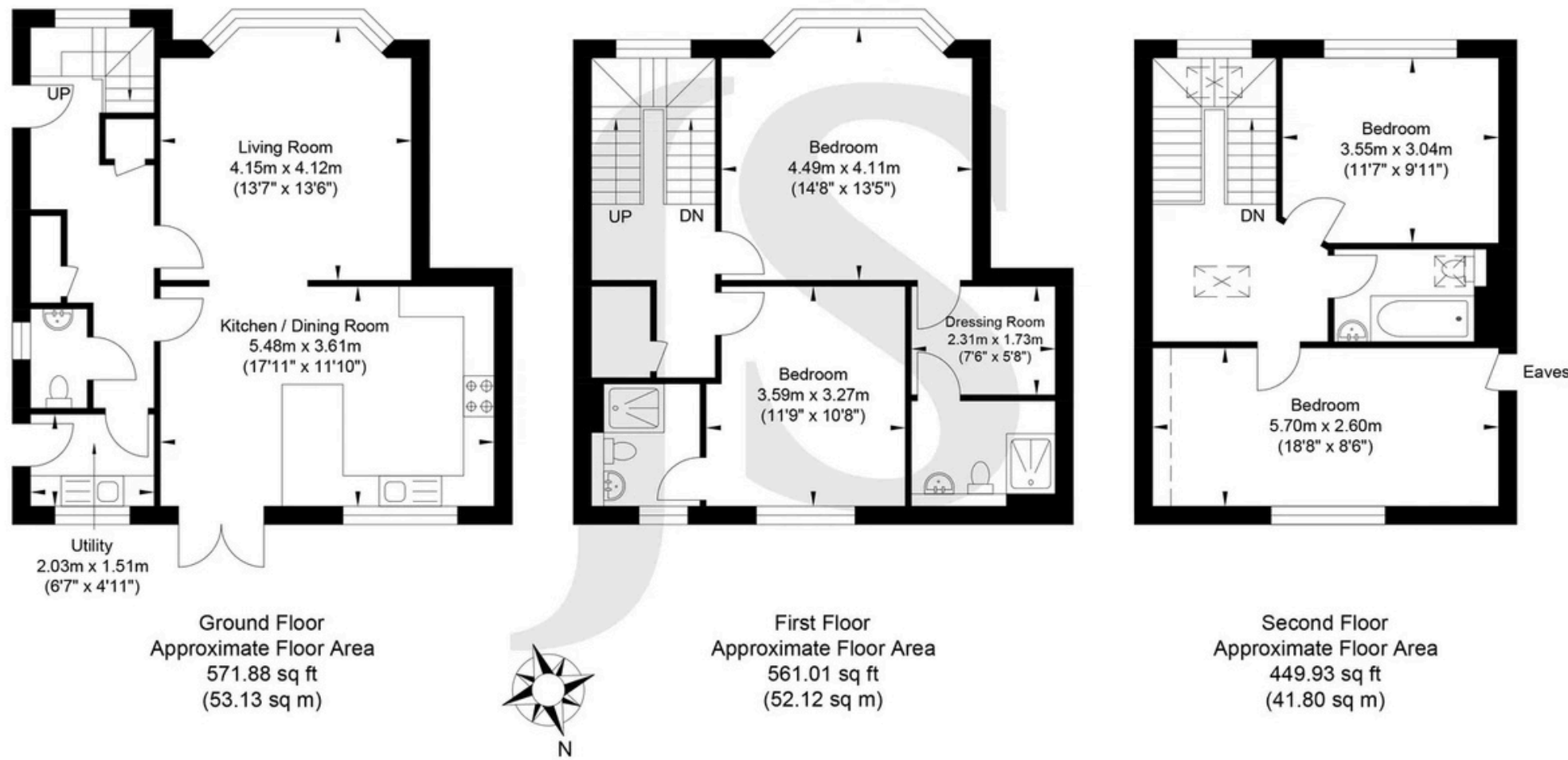
LOCATION

Nestled on the sought-after Lansdowne Road, this charming property offers the perfect blend of coastal tranquility and urban convenience. Just a short stroll from the bustling Goring Road shopping area, you'll have everything you need right at your doorstep. West Worthing railway station is a mere half-mile away, making commuting a breeze, while the sparkling seafront is also within walking distance, offering stunning views and a relaxing coastal atmosphere.

For those seeking even more excitement, Worthing Town Centre is just a mile away, with a wide array of shopping, dining, and entertainment options, including lively restaurants, cozy pubs, cinemas, and theatres. Plus, excellent bus services on Mill Road and Heene Road ensure easy access to everything the area has to offer.

Whether you're enjoying the serenity of seaside living or exploring the vibrant local amenities, this location offers the ideal balance of both worlds.

Lansdowne Road



Energy Efficiency Rating	
Current	Potential
Very energy efficient - low running costs	
(92+)	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, Scotland & Wales EU Directive 2002/91/EC	

AWAITING
EPC

Property Details:

Floor area (as quoted by EPC: 147 Sqm)

Tenure: Freehold

Council tax band: TBC

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.

