



171 Lyndhurst Road, Worthing, BN11 2DG
Guide Price £200,000



We are delighted to offer for sale this extremely well presented one double bedroom first floor apartment with the added benefit of share of the freehold, also having a hardstanding to the rear offering off-street parking for one car & having a timber built storage shed.

In brief the property consists of a bay fronted lounge / dining space, a modern fitted bathroom having various recessed shelving spaces, fitted kitchen with combination boiler, the bedroom is a good size & there is also a useful loft space to finish the property.

Please call today to arrange your viewing!

- First Floor Apartment
- Contemporary Finish Throughout
- Bay Fronted Lounge
- Allocated Parking To Rear & Timber Built Storage Shed
- Popular Location
- Close To Local Amenities
- Share Of Freehold
- Close To Seafront



Communal Entrance

PVCU double glazed front door - leading to Private front door.

Entrance Hallway

3.02m x 2.26m (9'11 x 7'5)
Carpeted flooring, loft hatch access, single radiator, various power points.

Bay Fronted Lounge

5.28m x 3.30m (17'4 x 10'10)
Carpeted floor, single radiator, PVCU double glazed bay window, television point, various power points, skimmed ceiling.

Bedroom

4.04m x 3.20m (13'3 x 10'6)
Laminate flooring, PVCU double glazed window, single radiator, various power points, skimmed ceiling.



Modern Fitted Kitchen

2.95m x 2.26m (9'8 x 7'5)
Vinyl flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards with a high gloss finish, space for oven, dishwasher & free-standing fridge freezer, wall mounted combination boiler, PVCU double glazed window, textured ceiling.

Contemporary Bathroom

2.39m x 2.29m (7'10 x 7'6)
Vinyl flooring, low flush WC, panel enclosed bath with shower attachment off the taps, hand wash basin with mixer tap, space & provision for washing machine, PVCU double glazed obscured glass window, chrome ladder style heated towel rail, skimmed ceiling.

Externally



Hardstanding To Rear

Hardstanding to the rear of the property offering off-street parking for one vehicle, also having a timber built storage shed.

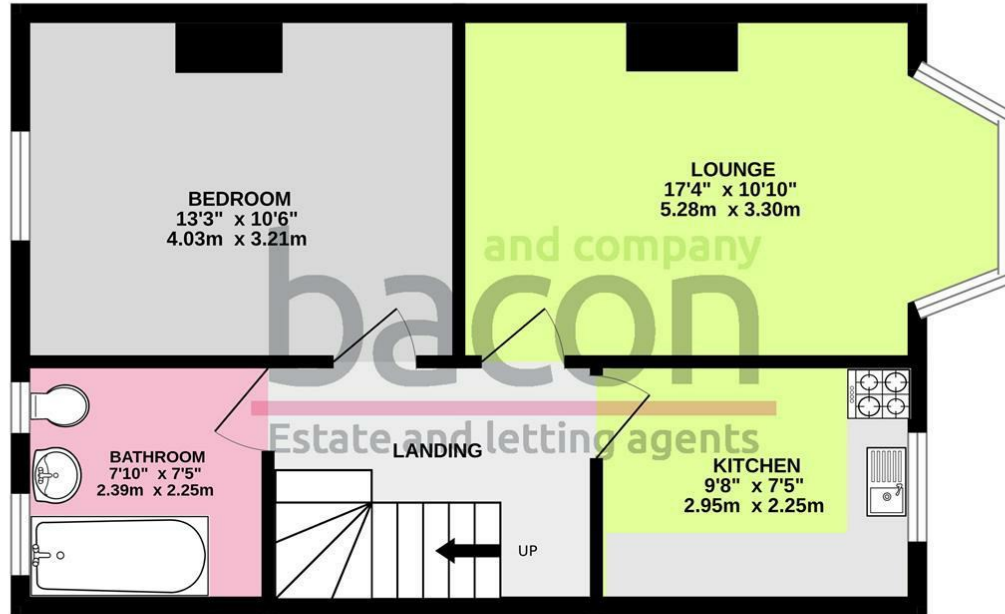
Lease Information

Lease: 90 Years Remaining (Share Of Freehold)
Maintenance: 50/50 Share As & When Required
Ground Rent: £0

Council Tax

Band A

GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 491 sq.ft. (45.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(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	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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