



19 Ladydell Road, Worthing, BN11 2LD
Offers Over £500,000

and company
bacon
Estate and letting agents



A detached house on a corner plot requiring some modernisation and redecoration and possibly could allow further extension subject to the usual consents. The property is conveniently situated close to the town centre and seafront. The accommodation includes as follows: Entrance porch, entrance hall, lounge, dining room, kitchen and loggia. On the first floor there are three good size bedrooms, bathroom and separate WC. The gardens are to all three sides, the rear being of popular WESTERLY aspect with workshop and private drive to detached garage. The property is offered with vacant possession.

- Close to Town and Seafront
- Detached Family house
- Potential for Development
- Vacant Possession
- Two Reception Rooms
- Three Bedrooms
- Bathroom/Sep WC
- Garden to Three Sides





Entrance Porch

Part glazed front door and door to,

Entrance Hall

Spacious entrance hall, radiator, double glazed window to side, staircase to first floor with understairs cupboard housing meters.

Lounge

5.51m into bay x 3.99m (18'1 into bay x 13'1)
Tiled fireplace, radiator, double glazed bay window to front.

Dining Room

4.34m x 3.40m (14'3 x 11'2)
Tiled fireplace, radiator, double glazed window with doors between to and overlooking the rear garden.

Kitchen

3.91m x 3.23m (12'10 x 10'7)
Requiring modernisation.
Worktop surfaces incorporating a one and a half bowl



sink unit and four ring hob with extractor over, split level double oven, space used for fridge, freezer and washing machine, range of matching wall cupboards and part tiled walls, recessed storage cupboard housing gas fired boiler, part glazed door to:

Loggia

Window and door to side garden

First Floor Landing

Access to loft space, double glazed window.

Bedroom 1

5.51m into bay x 3.96m (18'1 into bay x 13'0)
Radiator, double glazed bay window to front.

Bedroom 2

4.04m x 3.40m (13'3 x 11'2)
Radiator, pedestal wash hand basin, double glazed window to rear.

Bedroom 3

2.74m x 2.57m (9'0 x 8'5)
Radiator, single wardrobe.



Bathroom

Bath with shower attachment over, pedestal wash hand basin, bidet, part tiled walls, radiator, sash window.

Separate WC

Low level flush WC, window.

Gardens

The gardens are a feature of the property being to three sides on a corner plot.
The rear garden is west facing , mainly laid to lawn with paved areas. Access to driveway and garage.
There is a paved area to the north side with gate to front.
The south side garden could allow further extension to the property subject to the usual consents.
Access to front.

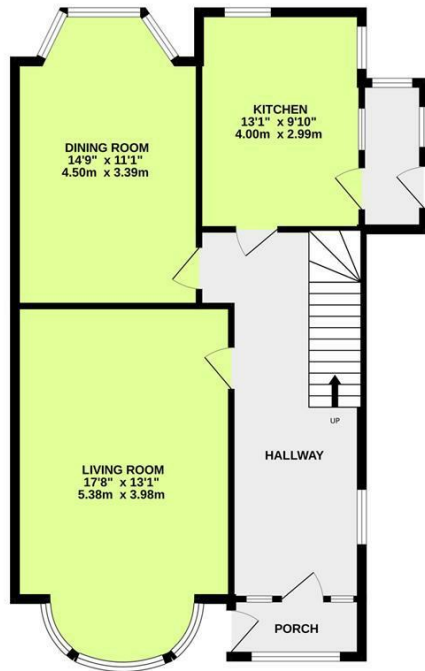
Driveway & Garage

Private driveway from Cottenham Road, with off road parking leading to a Detached Garage.

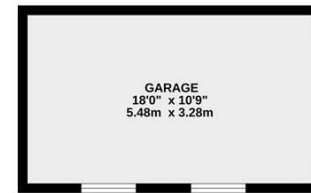
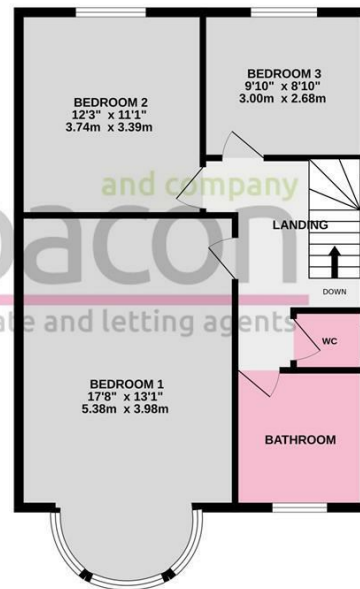
Council Band E



GROUND FLOOR



1ST FLOOR



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		
(55-68) D		
(39-54) E	48	65
(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 confirm their condition or working order.

