



**ASPIRE** RESIDENTIAL



**Flat 4 Chester Lodge Lansdowne Road**  
Worthing BN11 4NF

**Offers in the Region Of £189,950**

**Ground Floor Flat**

**EPC rating - C**

**Private South Facing Terrace**

**Garage**

**Short Walk To Mainline Train  
Station**

**Healthy Lease**

Aspire Residential are pleased to bring to the market, this **ONE BEDROOM GROUND FLOOR FLAT** in desirable West Worthing. Accommodation comprises of an entrance hallway, bedroom, kitchen, shower room, bathroom and a lounge/diner. External features include a **PRIVATE SOUTH FACING TERRACE** and a **GARAGE**. This property comes with a healthy lease term and offers a short walk to a mainline train station, local shops and the seafront.

Aspire Residential, Unit 1, 28 Goring Road , Worthing, BN12 4AD  
Phone: 01903 259961, Email: [info@aspireresidential.co.uk](mailto:info@aspireresidential.co.uk)  
[www.aspireresidential.co.uk](http://www.aspireresidential.co.uk)



### Hallway

Storage Cupboard. Airing Cupboard. Security entry phone. Thermostat control. Control. Radiator. Space for computer desk. Carpets.

### Bedroom *12' 9" x 9' 5" (3.88m x 2.87m)*

Double glazed doors opening to private terrace. Double length built in wardrobes. Radiator. Carpets.

### Kitchen *12' 9" x 7' 3" (3.88m x 2.21m)*

Double glazed window to front. Matching range of wall and base units. Stainless steel sink inset to worktop. Space is provided for a cooker, fridge freezer, washing machine, dish washer. Boiler to far wall.

### Shower Room

Walk in shower cubicle. Part tiled walls.

### Bathroom

Part tiled walls. Corner unit panel enclosed bath. Wash hand basin. Handle flush W/C. Heated towel rail. Vinyl floor.

### Lounge/Dining Room *18' 2" x 11' 3" (5.53m x 3.43m)*

Double glazed window to front and double glazed door to side giving access to private terrace. Radiator. TV point. Space to dine. Carpets.

### Private South Facing Terrace *14' 7" x 4' 9" (4.44m x 1.45m)*

South facing terrace ideal for table and chairs.

### Garage *16' 7" x 7' 10" (5.05m x 2.39m)*

No.4 - Manual up and over door. Pitched roof with lighting.

### Lease & Maintenance

Lease - 95 year approx Maintenance - £1400p/a approx with a £200 p/a ground rent charge.





**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

# Floor Plan

