



Belmaine Court | West Street | Worthing | BN11 3HD
Offers in the region of £135,000



We are delighted to offer for sale this spacious and extremely well presented two double bedroom first floor apartment, situated in the heart of Worthing town centre close to local shops, amenities and bus links. The property boasts two double bedrooms, west facing living room, modern fitted kitchen and shower room and sold with no ongoing chain.



Key Features

- First Floor Retirement Apartment
- Two Double Bedrooms
- West Facing Living/Dining Room
- Communal Facilities
- Onsite Managers
- Mature Communal Gardens
- Close To Amenities & Train Station
- Within Close Proximity To Worthing Seafront and shops
- Gated Parking
- No Ongoing Chain



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The private front door opens into a spacious and welcoming entrance hall, which has access to all rooms, multiple storage cupboards and space to hang coats and slip off shoes. The living/dining room faces west, with views onto the mature communal gardens, creating an extremely light and airy room all year round. This bright room measures a generous 13'4" x 14'2", providing plenty of space for both lounging and dining room furniture, with direct access into the kitchen. The kitchen has been fitted with an array of modern wall and floor mounted white gloss units, with space and provisions for white goods, all topped with white marble effect worktops leaving a smart contemporary finish. The main bedroom is located at the rear of the property and measures a substantial 10'4" x 11'1", comfortably fitting a large double bed, various bedroom furniture items and multiple built in wardrobes. The second bedroom also faces west and can fit a double bed or ideal for a study working space. The shower room has been fitted with a modern three piece suite including, a shower, toilet and hand wash basin.

EXTERNAL

The development offers a wealth of facilities including mature communal gardens, laundry rooms, a communal lounge, library, rooftop garden and direct access to Burleigh Court and their facilities.

LOCATION

in the heart of Worthing town centre allowing easy access to wide range of shops, pubs, restaurants and leisure facilities. Worthing seafront promenade can be found approximately 120 metres from the property, the perfect place to enjoy some fish and chips or an ice cream by the sea. Worthing Mainline train station is approximately 1km away and offers links to both London and Brighton. Bus services run nearby.

Tenure: Leasehold

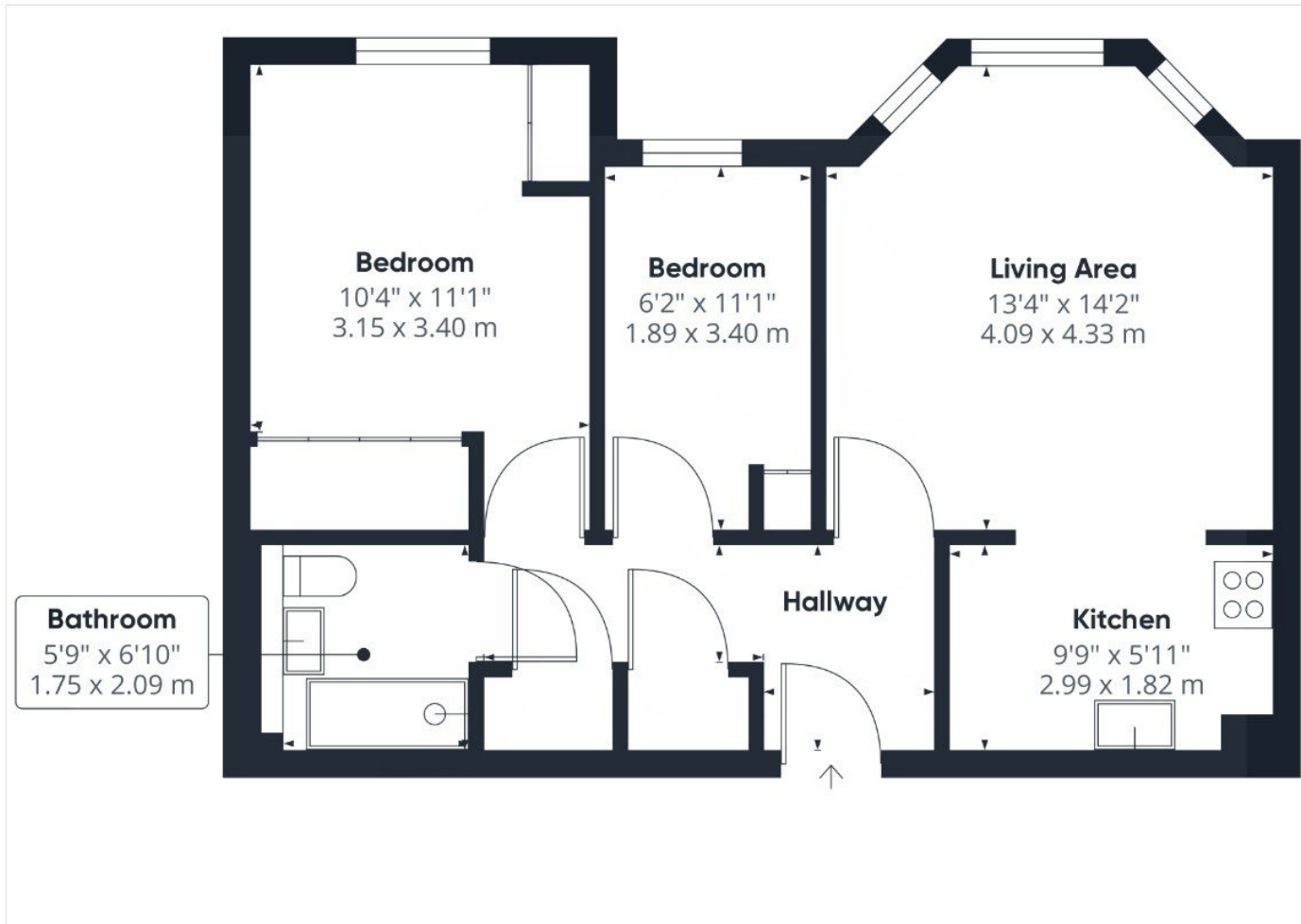
Lease: 87 Years Remaining - Renewed to 99 years on completion.

Maintenance: Approx £2,556 Per Annum

Ground Rent: Approx £220 Per Annum

Council Tax BAND B





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	80	
(55-68) D		
(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: tbc Sqft

Tenure: Leasehold

Council tax band: B

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.