



Balmoral Court | Grand Avenue | West Sussex | BN11 5AX  
Offers Over £275,000



We are pleased to be able to offer a first floor, purpose built apartment to the market. The property offers two double bedrooms, west facing lounge with west facing balcony, fitted kitchen, ensuite shower room and bathroom. The property also benefits from garage in the compound and no ongoing chain.



## Key Features

- First Floor Purpose Built Apartment
- Two Double Bedrooms
- Bathroom & En-suite Shower Room
- West Facing Lounge
- West Facing Balcony
- Fitted Kitchen
- Share Of Freehold
- Garage in The Compound
- Close To Local Bus Routes



**2 Bedrooms**



**2 Bathroom**



**1 Reception Room**

### INTERNAL

Communal entrance with stairs and lift rising to the first floor, front door leading into the entrance hall with access to rooms. The apartment offers a west facing lounge with a sliding door onto the west facing balcony. Opening from the lounge into the kitchen which comprises of white wall and base units, spaces for all appliances, sink and drainer. Bedroom one is a good size with built in wardrobes and access to the ensuite shower room. Bedroom two also benefits from a built in wardrobe. The bathroom comprises of bath with shower above, wash hand basin and WC.

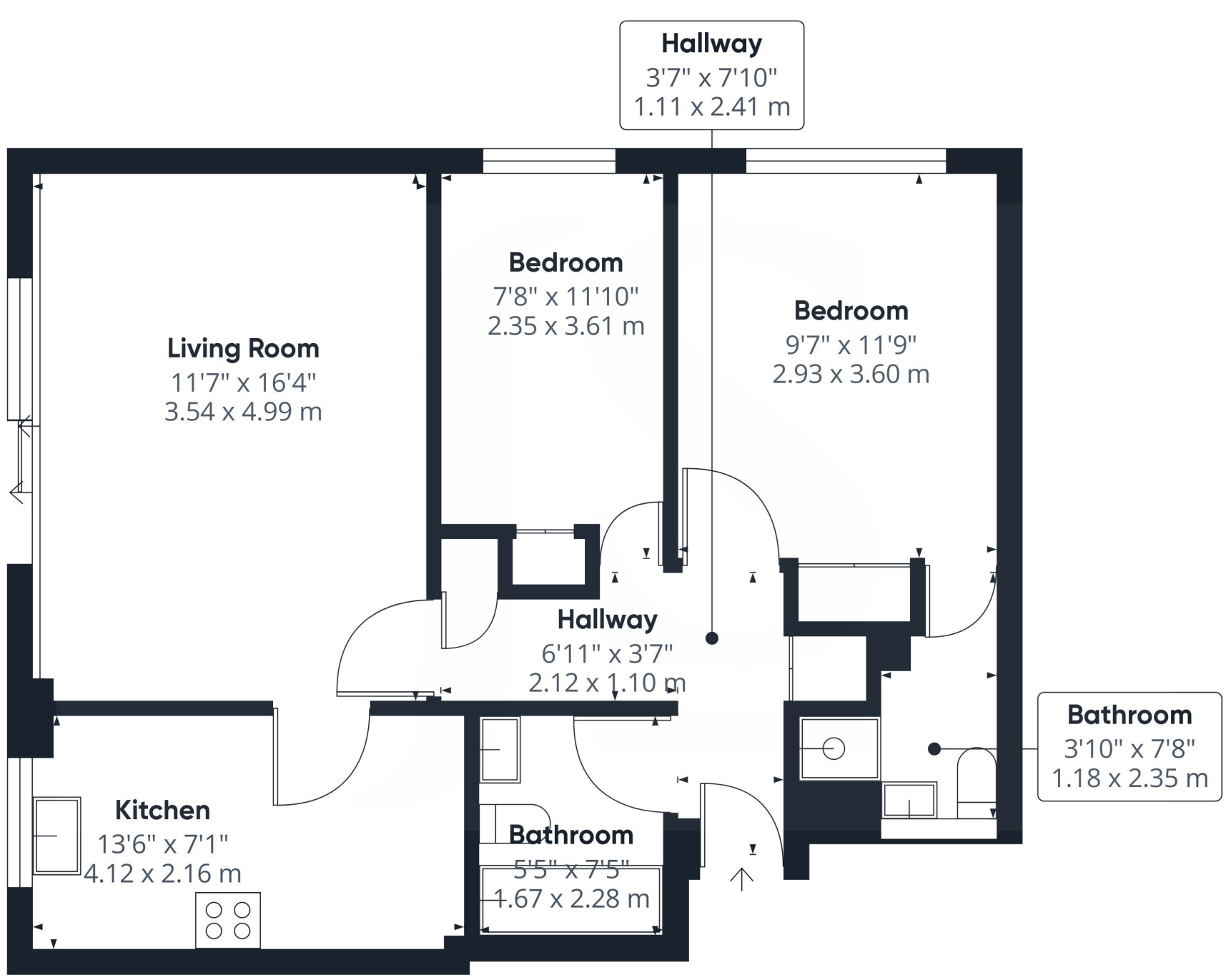
### EXTERNAL

The property boasts a west facing balcony accessible from the lounge/diner, which overlooks well tended communal gardens to the rear of the development. To the rear of the development are further communal gardens, bin stores and a private garage. There are unallocated visitors parking bays.

### SITUATED

In the desirable Balmoral Court development, Worthing seafront is 0.4 miles away and the closest train station is West Worthing positioned at the top of Grand Avenue, 0.7 miles away. Regular bus routes run along Grand Avenue and West Worthing high street which offers convenience stores, eateries, pharmacies and banks is 0.6 miles away. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1 mile away.





Approximate total area<sup>(1)</sup>  
658.8 ft<sup>2</sup>  
61.2 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Property Details:**

Floor area (as quoted by EPC: 66 sqm)

Tenure: Share Of Freehold & Leasehold

Council tax band: C

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.

