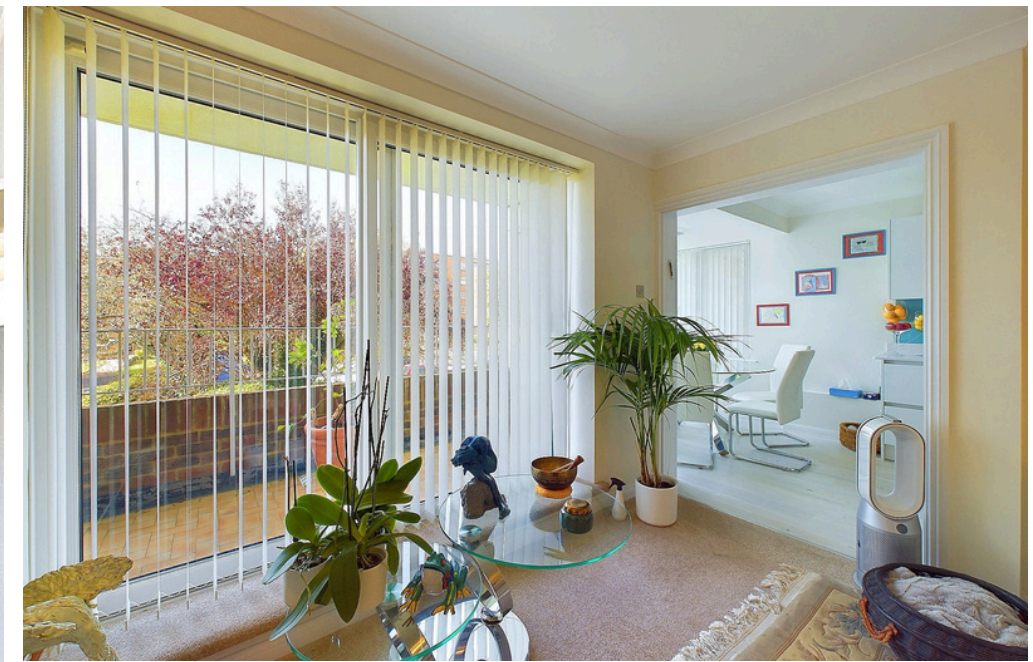




**Belmer Court, Grand Avenue, Worthing, BN11 5BS**

**Guide Price £525,000**



We are delighted to offer to the market a very well presented, first floor apartment in the sought after development of Belmer Court. The apartment offers two double bedrooms, modern re-fitted kitchen/ breakfast room, west facing lounge, modern shower room and en-suite shower room. The property benefits from two west facing balconies, garage located in the compound and well kept communal gardens.



# Key Features

- Well Presented First Floor Apartment
- Two Double Bedrooms
- Sought After Development
- West Facing Lounge
- Modern re-fitted Kitchen
- En-suite Shower Room & Modern Shower Room
- Two West Facing Balconies
- Garage in Compound & Visitors Parking
- 350 Yards From Worthing Seafront
- Bus Routes Nearby



**2 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

## INTERNAL

Communal front door with security video entry phone system leading into the communal entrance. Stairs and passenger lift rising to the first floor. Secondary door leading into the internal hall with access to the storage cupboard and front door to the apartment. The front door opens up to a good size entrance hall with access to all rooms and access to the airing cupboard, utility cupboard and storage cupboard. The apartment has been fully refurbished throughout and offers a well fitted modern kitchen. The kitchen offers white wall and base units, corian work surfaces with inset sink, 'Quooker' boiling tap, mixer tap, waste filtered drinking water tap and drainer, 'Neff' induction electric hob with glass splashback and 'Neff' concealed extractor hood over. Integrated 'Siemens' oven, 'Neff' grill, 'Neff' fridge/freezer and 'Neff' dishwasher, pull-out larder, wine rack and pan drawers. The dining area offers space for table and chairs, double glazed West aspect bay window and opening leading into the lounge. The west facing lounge benefits from double glazed sliding door leading out to the west facing balcony. The apartment offers two double bedrooms. The primary bedroom features fitted wardrobes, built in double wardrobe and door leading into the en suite shower room.

The modern re-fitted shower room offers step in shower, glass shower screen, vanity unit, wash hand basin, concealed cistern push button WC storage cupboard and drawers. The second bedroom is a good size double featuring built in double wardrobe and access to the west facing balcony. The modern re-fitted shower room offers walk in shower with step in shower, glass shower screen, wash hand basin and concealed cistern push button WC.

## LOCATION

Rustington village is located only 0.6 miles away from the property and offers shopping facilities including cafe's, restaurants, pharmacy and many more shops. Angmering mainline railway station can be found within approximately 0.9 miles away from the property. Rustington is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing.

## EXTERNAL

The apartment benefits from two west facing balconies with views down to seafront and across Grand Avenue. Well kept and beautiful communal gardens. Garage located in the garage compound and visitors parking.

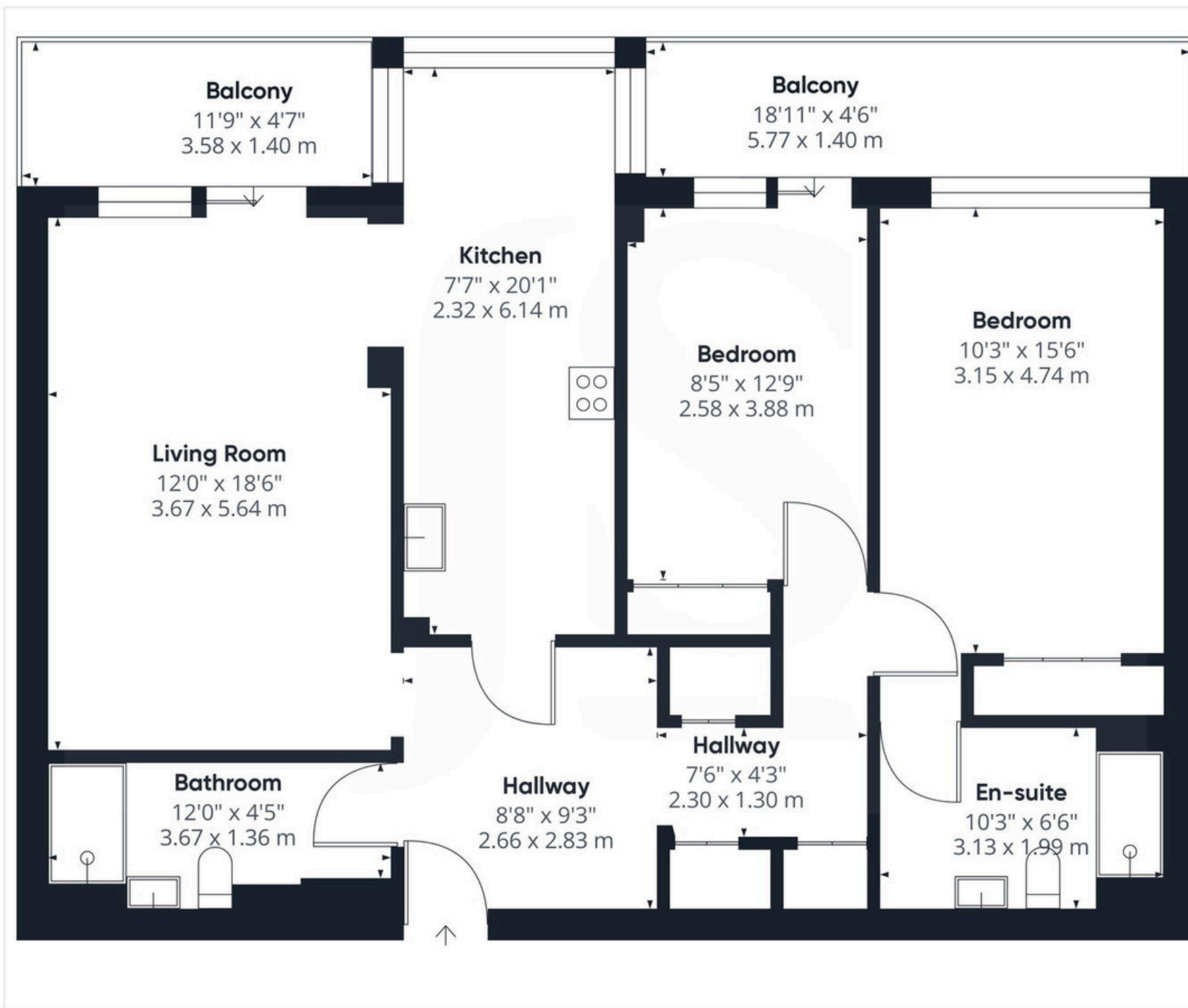
## TENURE

Lease: 152 years remaining

Service charge: £1970 per annum

Ground rent: £200 per annum





Approximate total area<sup>1)</sup>  
966.7 ft<sup>2</sup>  
89.81 m<sup>2</sup>

Balconies and terraces  
139.93 ft<sup>2</sup>  
13 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.

Calculations are based on RICS IPMS 3C standard.

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>	75	76
(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): 98 sqm

Tenure: Leasehold

Council tax band: E

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.