



Belmer Court, Grand Avenue, Worthing, BN11 5BS

Offers Over £375,000





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





## Key Features

- Second Floor Apartment
- Two Double Bedrooms
- South Facing Lounge
- Two South Facing Balconies
- Kitchen/ Breakfast Room
- En Suite & Bathroom
- Garage In Compound
- Close To Local Bus Routes
- Close To Worthing Seafront
- In Need Of Work



**2 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

### INTERNAL

The front door opens into a welcoming hallway with access to a convenient storage area and a door leading through to the spacious open-plan living and dining room. This bright and versatile space offers ample room for both seating and dining furniture, as well as a generous under stairs storage cupboard. The adjoining kitchen is fitted with a range of white wall and base units and features a built in double oven, integrated dishwasher, gas hob, sink with drainer, and space for a fridge/freezer. A conservatory to the rear of the property provides an additional living area and enjoys double doors opening out onto the south-facing garden. On the first floor, you will find three well-proportioned bedrooms and a family bathroom, while the second floor is home to the fourth bedroom, which benefits from its own en suite WC.

### TENURE

Lease: 60 years remaining

Service charge: £3665.36 per annum

Ground rent: TBC per annum

### EXTERNAL

Accessed via a communal entrance with a secure entry phone system, the building offers both stairs and a lift to the second floor. The front door opens into a welcoming entrance hall with access to all rooms and two useful storage cupboards. The property features a bright, south-facing lounge with doors opening onto a private south-facing balcony. Double doors lead through to the kitchen/breakfast room, fitted with a range of units and space for appliances. There are two spacious double bedrooms, both with fitted wardrobes. The primary bedroom benefits from an en suite shower room. The main bathroom has been thoughtfully adapted to include a walk-in, sit-down bath/shower, along with a wash hand basin and WC.

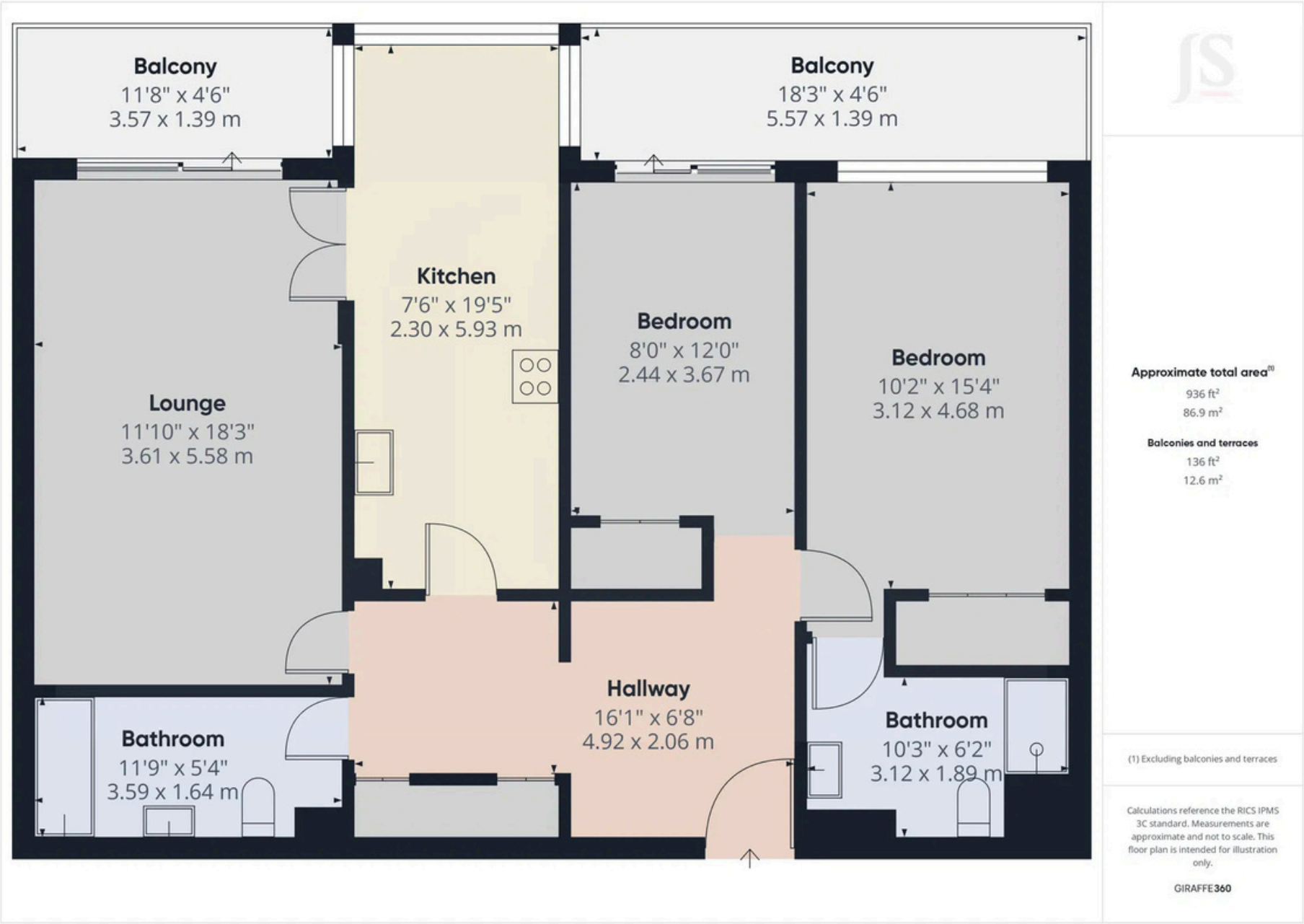
### SITUATED

In sought after Grand Avenue, the 700 bus route has a stop 100 yards away and West Worthing train station is positioned at the top of the road, approximately 0.6 miles away. Goring-By-Sea is a short distance away offering convenience stores, banks and eateries and Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1 mile away. The apartment is only 350 Yards From Worthing Seafront.



To book a viewing contact us on: 01903 506080 | [westworthing@jacobs-steel.co.uk](mailto:westworthing@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)





## Property Details:

Floor area (as quoted by EPC: TBC qm)

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.