

Belmer Court, Grand Avenue, Worthing, BN11

£450,000

Jacobs | Steel









Property Type: Ground Floor Flat

Bedrooms: 2

Bathrooms: 2

Receptions: 1

Tenure: Share of Freehold

Council Tax Band: E

- Ground Floor Spacious Apartment
- Two Double Bedrooms
- South Facing Large Patio
- Fitted Kitchen/ Dining Room
- Bathroom & En Suite Shower Room
- Garage
- Non Allocated Parking & Visitor Parking
- Bus Routes On Grand Avenue
- Worthing Seafront Nearby
- Chain Free

We are delighted to offer to the market this well presented, ground floor purpose built apartment, situated within the popular Roffey built Belmer Court development on sought after Grand Avenue. The property offers two double bedrooms, a spacious south facing lounge with access to a full-length patio, a kitchen/breakfast room, en-suite shower room and family bathroom. Further benefits include a garage located within a compound and the property is offered for sale with no onward chain.





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INTERNAL

A secure communal entrance with entry phone system leads into the communal hallway, with a secondary door opening into a lobby providing access to the apartment. The front door opens into a spacious entrance hall, providing access to all rooms and four useful storage cupboards. The south-facing lounge is a generous size and features sliding doors opening directly onto the private south-facing patio, with an opening leading through to the kitchen/dining room. The modern fitted kitchen offers a range of matching wall and base units, along with a comprehensive selection of integrated appliances including a washing machine, dishwasher, fridge/freezer, microwave, double oven and induction hob. There is ample space for a dining table and attractive views over the patio and communal gardens. There are two well-proportioned double bedrooms, both benefiting from built-in wardrobes, with the principal bedroom further boasting a spacious en-suite shower room. The main bathroom comprises a bath with shower over, wash hand basin and WC.

EXTERNAL

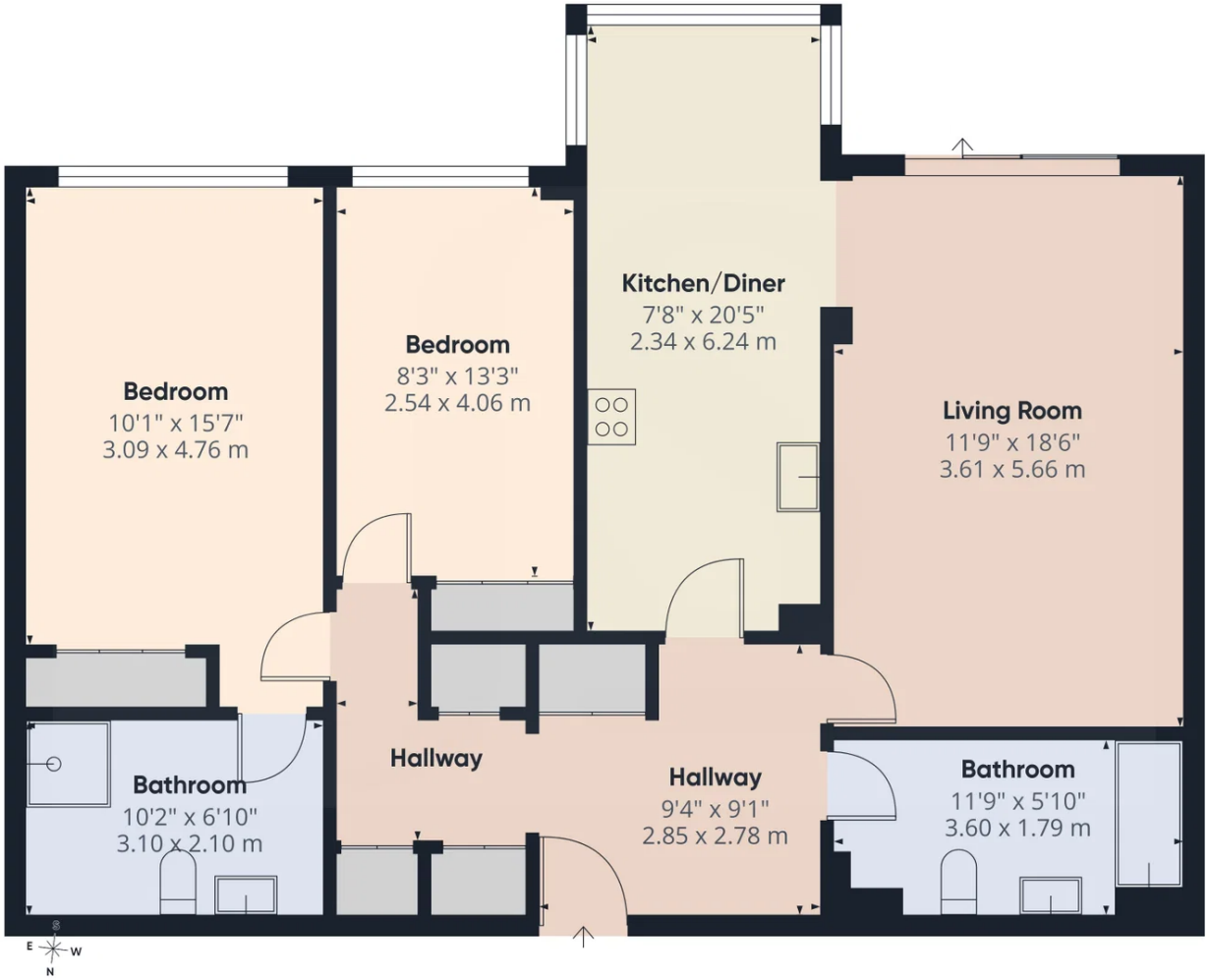
The property benefits from a full length, south facing patio, accessed directly from the lounge and enjoying pleasant views over the beautifully maintained communal gardens. Belmer Court is set within attractive, well kept grounds surrounding the development. Further benefits include a garage located within a nearby compound, along with visitor parking.

SITUATED

Situated on the highly sought-after Grand Avenue, the property is ideally positioned for the seafront, transport links and local amenities. Worthing seafront is just a short walk away at the end of the road, providing easy access to the promenade and beach. The 700 Coastliner bus service stops approximately 100 yards away, while West Worthing railway station is conveniently located at the top of the road, around 0.6 miles from the property. West Worthing's local shopping facilities are also within easy reach, offering a range of convenience stores, cafés and eateries. Worthing town centre is approximately one mile away, providing a comprehensive selection of shops, restaurants, theatres and leisure facilities.

TENURE

Lease: 149 years remaining
Service Charge: £2200 per annum



Approximate total area(1)

968 ft²

89.8 m²

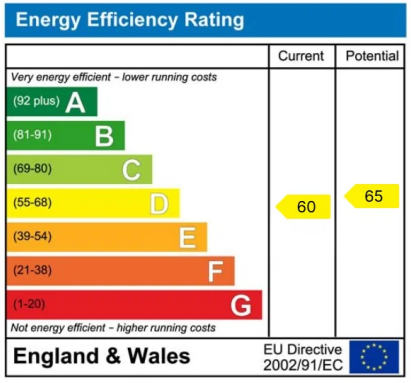
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

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