



## Sherborne Lodge Grand Avenue, Worthing, BN11 5BH Asking Price £350,000

John Edwards & Co is delighted to present this spacious ground floor flat in Sherborne Lodge, a beautifully maintained apartment complex in prestigious Grand Avenue, just a short walk from the beach and historic seafront, close to West Worthing station, enabling easy access into London, Brighton, and Littlehampton, and serviced by regular bus services into Worthing's lively town centre, with its shops, cafés, restaurants, and bars.

The property comprises two large double bedrooms, a spacious living room with private outside terrace, a fully fitted kitchen with integrated appliances, two bath/shower rooms, and a private garage. Further benefits include beautifully maintained communal gardens, plenty of additional visitor parking, and a recently extended lease.

This is a genuinely lovely property in a hugely desirable location, and one in which we anticipate a great deal of interest. Viewing is essential to fully appreciate all it has to offer.



## ENTRANCE HALL



The entrance hall has a carpeted floor, a coved and textured ceiling with suspended spotlighting, a radiator, power points, a wall-mounted entry phone system, and the doors into both bedrooms, the living room, the kitchen, the shower room, and two good sized inbuilt storage cupboards.

## LIVING ROOM



Good sized living room which has a carpeted floor, a coved and textured ceiling, wall-mounted lighting, TV and power points, a radiator, space for both lounge and dining furniture, and sliding double-glazed patio doors out onto the private terrace.

## PRIVATE TERRACE



The property also has the benefit of an exterior private terrace, which is laid to patio for ease of maintenance, with plenty of space for a table and chairs and potted plants, and which overlooks the well-maintained communal gardens.

## KITCHEN



The kitchen features a range of wall and base mounted cabinets with undercabinet lighting, square-edged solid wood worktops with an inset sink and drainer, a four burner electric hob with extraction unit over, built-in double oven and grill, and space and plumbing for a washing machine. There is a vinyl floor, a coved and textured ceiling with suspended spotlighting, part-tiled walls, power and TV points, and double-glazed windows to front aspect. The boiler servicing the property is also situated here.

## BEDROOM ONE



Very good sized double bedroom which has a carpeted floor, a coved and textured ceiling with pendant lighting, a radiator, TV and power points, a double-glazed window to rear aspect, a good amount of inbuilt wardrobe storage, and the door into the ensuite bathroom.

## ENSUITE BATHROOM



This good sized ensuite bathroom features a three piece suite comprising a P-shaped bath with shower over and folding glass screen, a cameo-style hand wash basin with storage below, and a low-level WC. There is a vinyl floor, a textured ceiling with central ceiling light, part-tiled walls, a heated towel rail, a wall-mounted vanity unit with mirror front and illumination, and opaque double-glazed windows to side aspect.

## BEDROOM 2



Second good sized double bedroom which has a carpeted floor, a coved and textured ceiling with pendant lighting, a radiator, TV and power points, and double-glazed windows to rear aspect.

## SHOWER ROOM



The shower room features a three-piece suite comprising a large walk-in shower cubicle, a cameo-style hand wash basin with storage below, and a low-level WC with concealed cistern. There is a vinyl floor, a textured ceiling with central ceiling light and extractor fan, tiled walls, a heated towel rail, and a wall-mounted mirror fronted vanity unit.



## PARKING



The property also has the benefit of a private garage (Number 19 in the compound situated at the rear of the property), which has an up-and-over door, power and light, and a hard standing floor. In addition, there is also plenty of visitor parking.

## WHAT YOU NEED TO KNOW:



Tenure - leasehold

Lease length - 154 years

Maintenance - Presently £1,296, paid twice a year (so £2,592 in total per annum)

Ground rent - £0 (ground rent provision eliminated as part of recent lease extension)

Managing agents, Chanctonbury Estates

# Floor Plan

## Shelbourne Lodge, Grand Avenue, Worthing, BN11 5BH

Approximate Gross Internal Area = 70.4 sq m / 758 sq ft

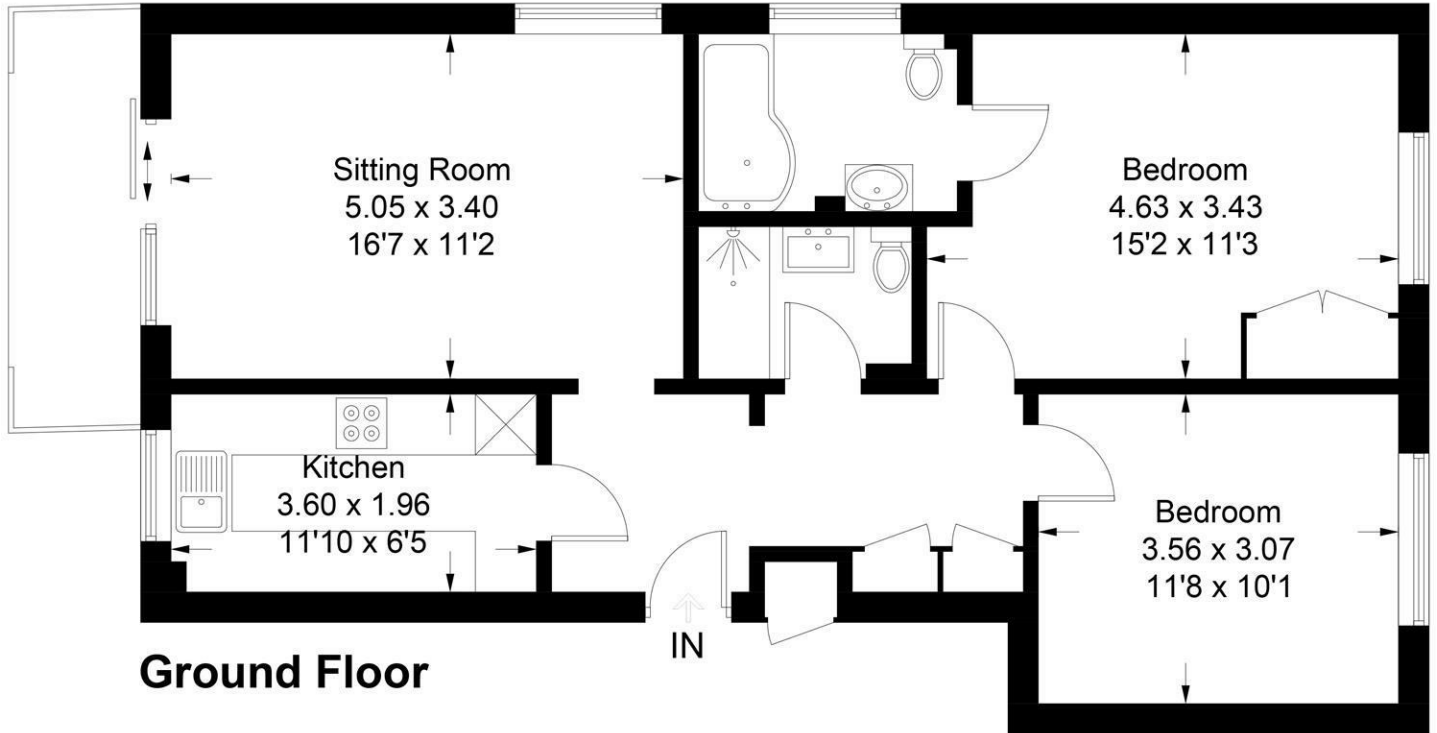
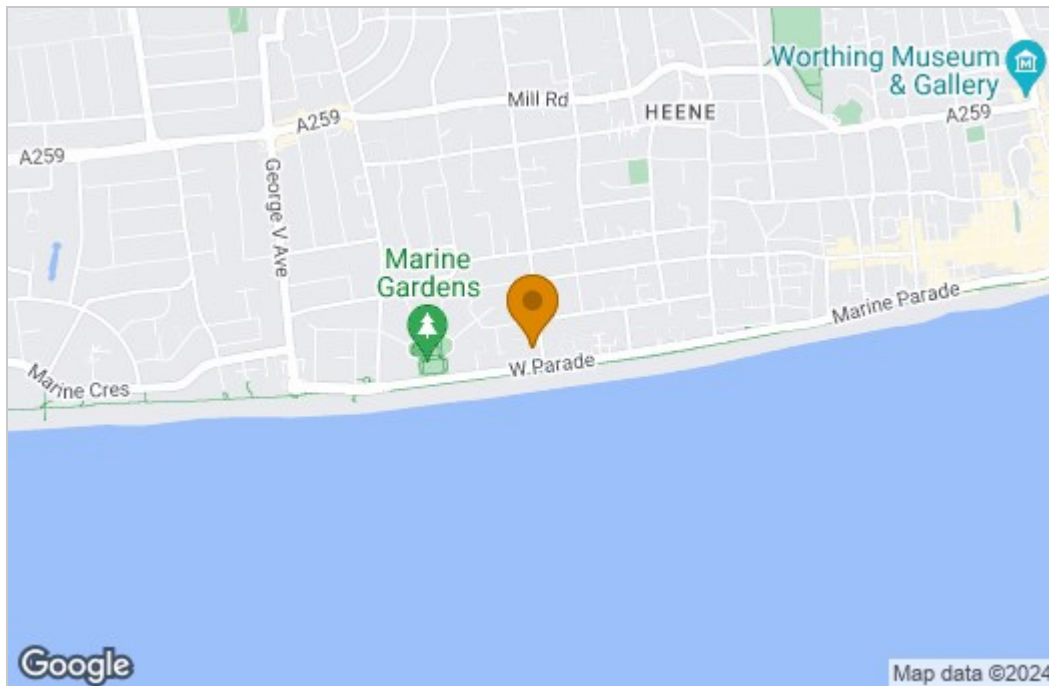
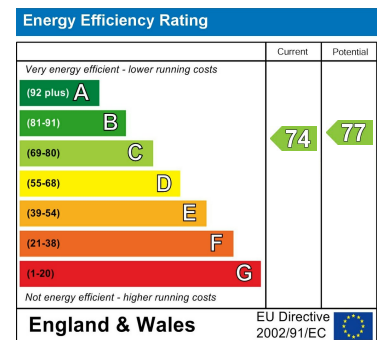


Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2024

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.