



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

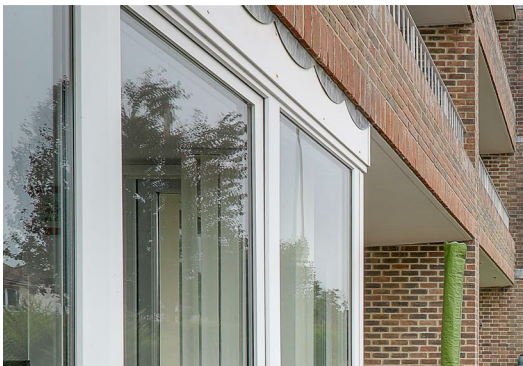
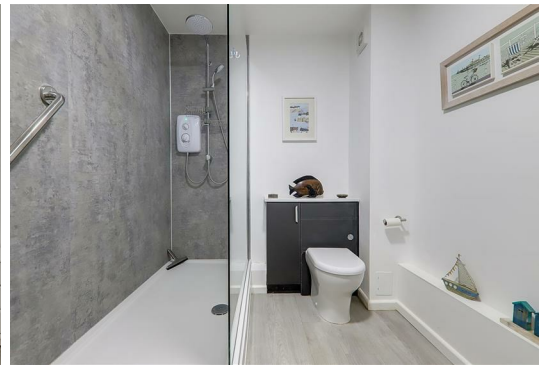
Price £450,000

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Beautifully presented, CHAIN FREE, two double bedroom ground floor apartment with SOUTH FACING PRIVATE TERRACE in highly desirable Belmer Court, Grand Avenue. The property is ideally located within close proximity to the seafront, Town Centre, shopping facilities, bus routes and mainline railway station. Accommodation briefly comprises spacious entrance hall, cloakroom/Wc, South aspect living room, dining room with sliding doors to South aspect private terrace, modern fitted kitchen/breakfast room also giving access to the terrace, two double bedrooms both benefitting from modern ensuite shower rooms. Externally the apartment benefits from a brick built garage, well maintained communal grounds and visitors parking. Viewing highly recommended.

- Beautifully Presented Apartment
- Two Double Bedrooms
- Two Modern Ensuite's
- Chain Free / Ground Floor
- Sought After West Worthing
- Private South Aspect Terrace
- Modern Kitchen/Breakfast Rm
- Living Rm & Dining Rm



### Communal Entrance

Security video entryphone system.

### Ground Floor

Front door opening to;

### Entrance Hall

Security video entry phone. Cloaks cupboard. Airing cupboard. Wall mounted central heating thermostat. Radiator.

### Cloakroom/Wc

Vanity surface with inset sink and concealed cistern WC and cupboards and open shelves to side and under. Wall mounted mirror. Chrome towel radiator. Extractor fan. LVT flooring.

### Living Room

6.03 x 3.62 (19'9" x 11'10")  
Double glazed south facing window. Two radiators. Archway opening to dining room. Double doors opening to kitchen breakfast room.

### Dining Room

3.88 x 2.34 (12'8" x 7'8")  
Double glazed south facing sliding patio doors opening onto private terrace. Radiator.

### South Facing Private Terrace

A true feature of this home benefiting from large paved terrace with a southerly aspect. Accessed from both dining room and kitchen breakfast room.

### Kitchen Breakfast Room

6.30 x 2.32 (20'8" x 7'7")  
A modern kitchen comprising high gloss grey cupboards and drawers excellent range of working surfaces incorporating a 1 1/2 sink unit

with mixer tap. Fitted enough double ovens with cupboards above and below. Fitted induction hob with extractor above. Integrated tall fridge and tall freezer. Integrated dishwasher. Attractive glass splash backs. Double glazed windows to south aspect and double glazed door to private Terrace. Radiator. Door to utility room. LVT flooring.

### Utility Room

1.80 x 1.95 (5'10" x 6'4")  
Worksurface with inset single drainer sink unit and mixer tap. Space for washing machine. Fitted base and wall cupboards. Recessed airing cupboard with slatted shelves. LVT flooring.

### Bedroom One

7.04 x narrows to 4.49 x 3.11 (23'1" x narrows to 14'8" x 10'2")  
Double glazed window. Radiator. Recessed double wardrobe. Range of fitted wardrobes and cupboards with vanity shelf in the middle. Door to ensuite.

### Ensuite Shower room/Wc

3.03 x 2.08 (9'11" x 6'9")  
A modern contemporary suite comprising walk-in double shower cubicle with independent shower and glass screen, concealed cistern WC with shelf above and cupboard. Vanity surface with inset sink and cupboards under and matching cupboards above. Modern wall mounted mirror. Chrome towel radiator. Extractor fan. LVT flooring.

### Bedroom Two

3.11 x 5.02 (10'2" x 16'5")  
Double glazed window. Recessed double wardrobe Door to ensuite.

### Ensuite Shower room/WC

2.38 x 2.12 (7'9" x 6'11")  
A modern contemporary suite comprising walk-in double shower cubicle with independent shower and glass screen, concealed cistern WC with vanity shelf above incorporating sink with cupboards under and matching cupboards above. Modern wall mounted mirror. Chrome towel radiator. Extractor fan. LVT flooring.

### Garage

Number 18. Located to the rear of the development. Brick built with pitched roof and up/over door. Benefiting from power and light.

### Parking

Ample visitors parking spaces located to the rear of the development.

### Communal Grounds

Well maintained gardens surround the development.

### Required Information

Length of lease: 151 years remaining  
Annual service charge: TBC by vendor  
Service charge review period: TBC by vendor  
Annual ground rent: TBC by vendor  
Ground rent review period: TBC by vendor

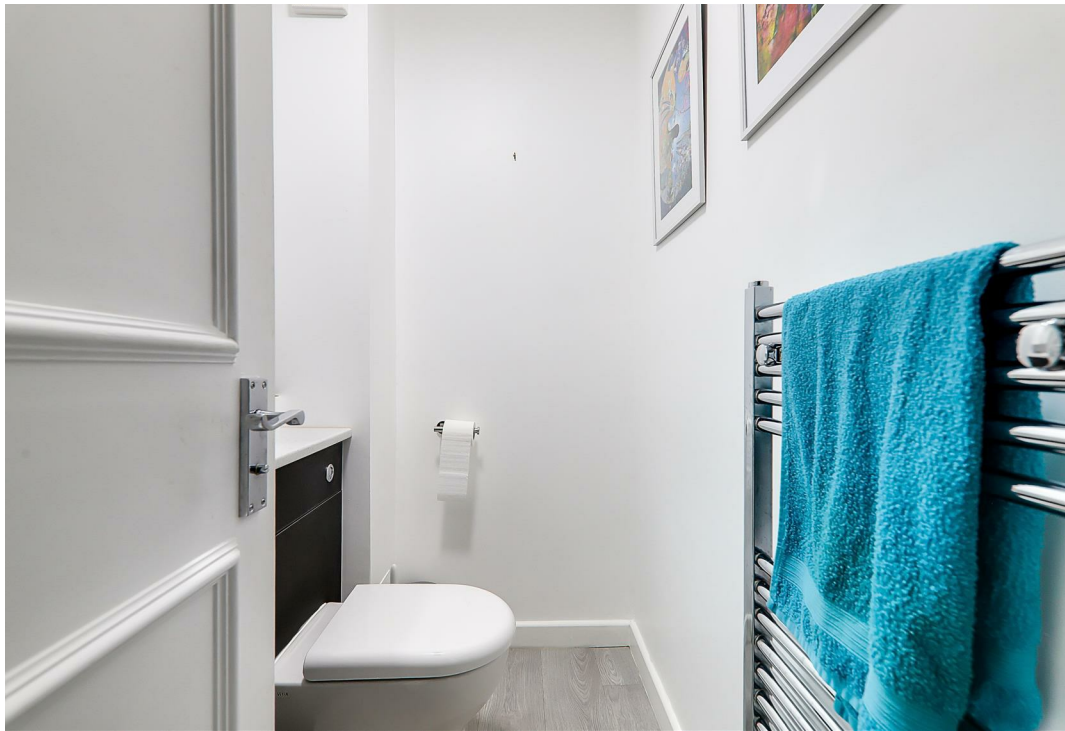
Council tax band: E

Draft version:1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.







# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 45      | 54                      |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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