



Lamorna Grove, Worthing, BN14 9BJ  
Guide Price £170,000

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A vacant two bedroom second floor balcony flat offered for sale requiring complete redecoration and modernisation with accommodation including as follows: Entrance hall, lounge/diner, kitchen, west facing balcony, two double bedrooms, bathroom and separate WC. Externally there are communal gardens and a garage in compound. Please note, the flat has 59 years left on the lease and therefore could be a potential investment but may well only be open to cash buyers.

- Popular Broadwater Location
- Second Floor Apartment
- West Facing Balcony
- Lounge / Diner
- Two Double Bedrooms
- Bathroom / Separate WC
- Communal Gardens and Garage.
- Requires Modernisation Throughout & Low Lease
- Cash Buyers / Investment Opportunity



### Communal Entrance

Door and staircase to second floor.

### Entrance Hall

Two recessed storage cupboards, access to loft space, radiator, coved ceiling.

### Lounge/Diner

5.51m x 3.68m (18'1 x 12'1)

Double glazed window to front, radiator.

### Kitchen

3.66m x 2.74m (12'0 x 9'0)

Requiring modernisation.

Worktop surfaces incorporating a single drainer sink unit. Space and drawers under, two wall cupboards and part tiled walls, airing cupboard, wall mounted gas fired boiler, double glazed window and door to:

### Balcony

With WEST facing views,

### Bedroom 1

4.32m x 3.66m (14'2 x 12'0)

Double glazed window, radiator, triple recessed wardrobe with cupboards under.

### Bedroom 2

3.23m x 3.51m (10'7 x 11'6)

Bay window, radiator, coved ceiling.

### Bathroom

Requiring modernisation. Panelled bath, pedestal wash hand basin, radiator, part tiled walls.

### Separate WC

Low level flush WC, window.

### Garage

No 29 in compound

### Communal Gardens

Mainly laid to lawn with pathways and borders.

### Lease/Maintenance

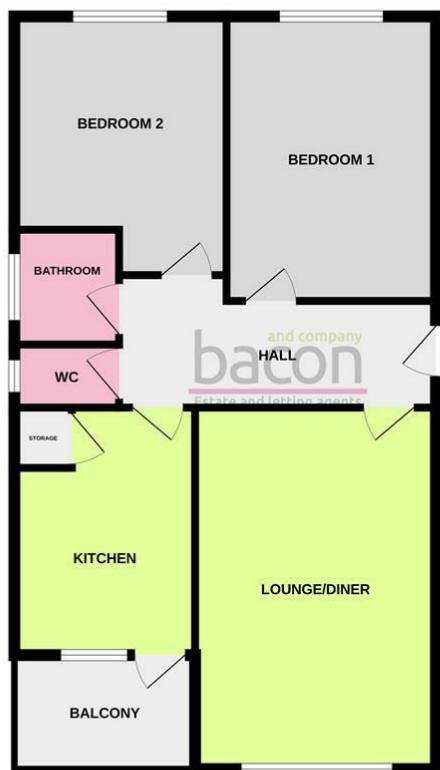
Lease - 59 years - Approx cost for extention - £32,500 + Solicitors Cost

Maintenance - £1150 pa

Ground rent - £100 pa

### Council Tax

Band C



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 condition or efficiency is 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	69	76
(55-68) D		
(39-54) E		
(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.

