





5 Sherborne Lodge 92-96 Grand Avenue

West Worthing

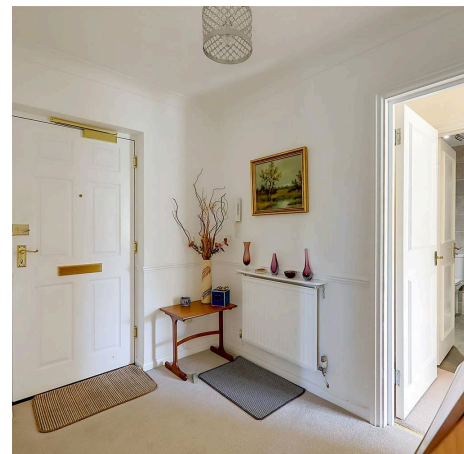
A spacious two double bedroom apartment located in highly sought after West Worthing. The apartment benefits from a west facing sun balcony and garage. The accommodation briefly comprises, entrance hall, lounge, balcony, kitchen, bedroom with ensuite, further double bedroom and bathroom/Wc. Externally there are well maintained communal grounds and garage in rear compound.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- Long Lease
- First Floor Flat
- Chain Free
- West Facing Balcony
- Garage
- Two Double Bedrooms
- South/West Corner
- En-suite



Communal Entrance

Landscaped communal gardens leading to a secure communal entrance. Phone entry system. Stairs and passenger lift to all floors.

First Floor

Front door opening to;

Entrance Hallway

8' 6" x 6' 3" (2.60m x 1.90m)

A spacious and light hallway. Radiator. Cloaks cupboard. Central heating thermostat. Dado rail. Pendant light. Carpet.

Living Room

19' 8" x 11' 10" (6.00m x 3.60m)

Double aspect. Carpet. Wall light points. Radiator. Double glazed window. Double glazed sliding doors to sun balcony.

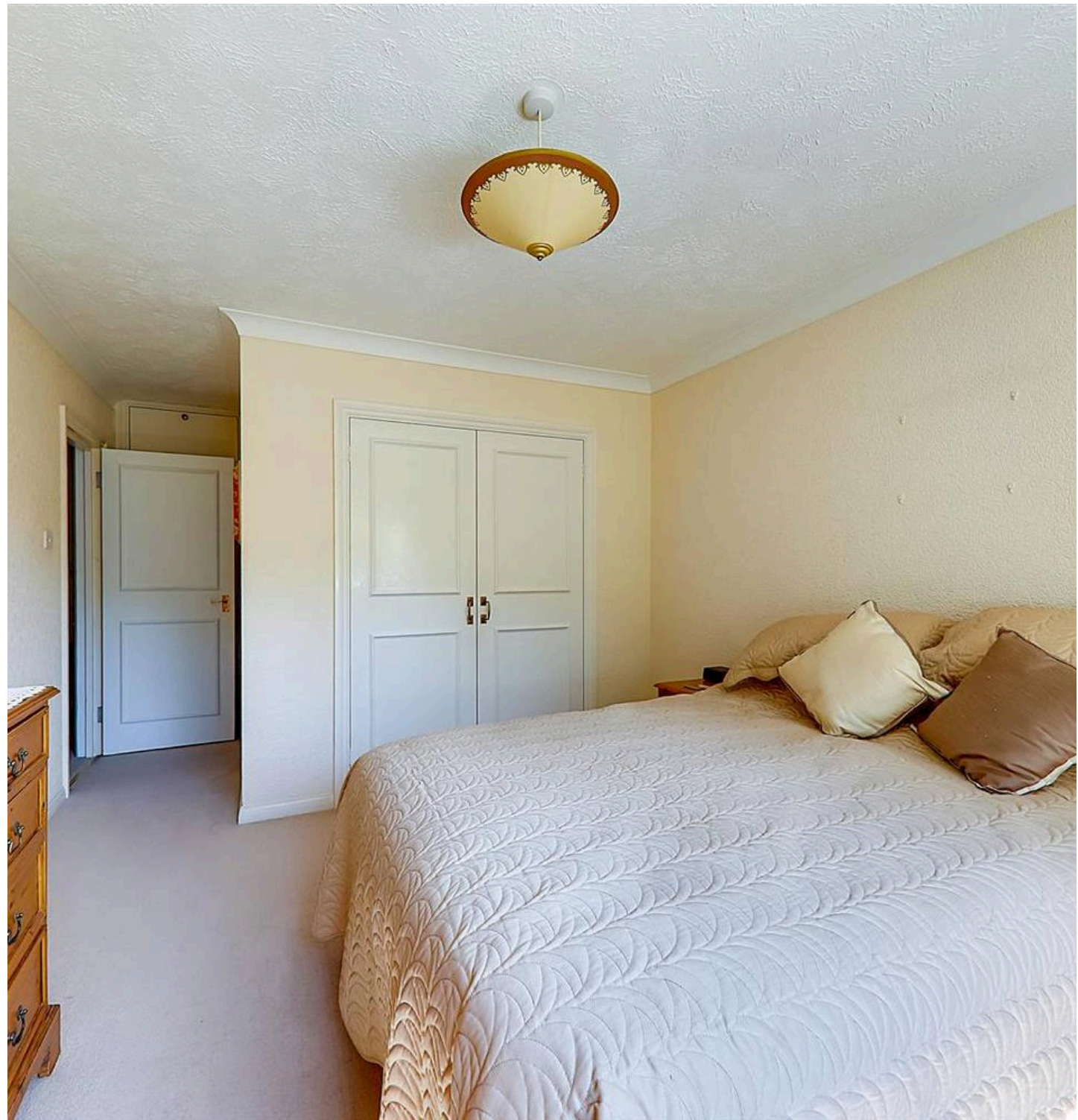
West Facing Sun Balcony

Tiled floor and decorative enclosed railings.

Kitchen

12' 6" x 8' 6" (3.80m x 2.60m)

Excellent range of work surfaces with cupboards and drawers fitted under. Four ring gas hob with extractor fan over. Eye level oven and grill. Space for freestanding fridge, freezer, washing machine and dishwasher. Range of matching wall cupboards. Wall mounted Worcester boiler. Part tiled walls. Double glazed window.



Bedroom One

12' 2" x 10' 6" (3.70m x 3.20m)

Spacious double bedroom. Fitted cupboard. Double glazed window. Fitted wardrobe with shelf and hang rail. Radiator. Carpet. Pendant light. Door to;

En-suite

7' 3" x 5' 11" (2.20m x 1.80m)

Refitted modern shower room. Step in shower cubicle with electric shower. Heated towel rail. Close coupled wc. Fully tiled walls. Extractor fan. Wash hand basin with storage below. Mirrored medicine cabinet.

Bedroom Two

11' 10" x 8' 6" (3.60m x 2.60m)

Double bedroom. Double glazed window. Radiator. Pendant light. Carpet.

Bathroom / Wc

6' 7" x 5' 7" (2.00m x 1.70m)

Bath. Pedestal wash hand basin. Wc. Heated towel rail. Part tiles walls. Extractor fan. Wall mounted mirror.



BALCONY

Tiled floor and decorative enclosed railings.

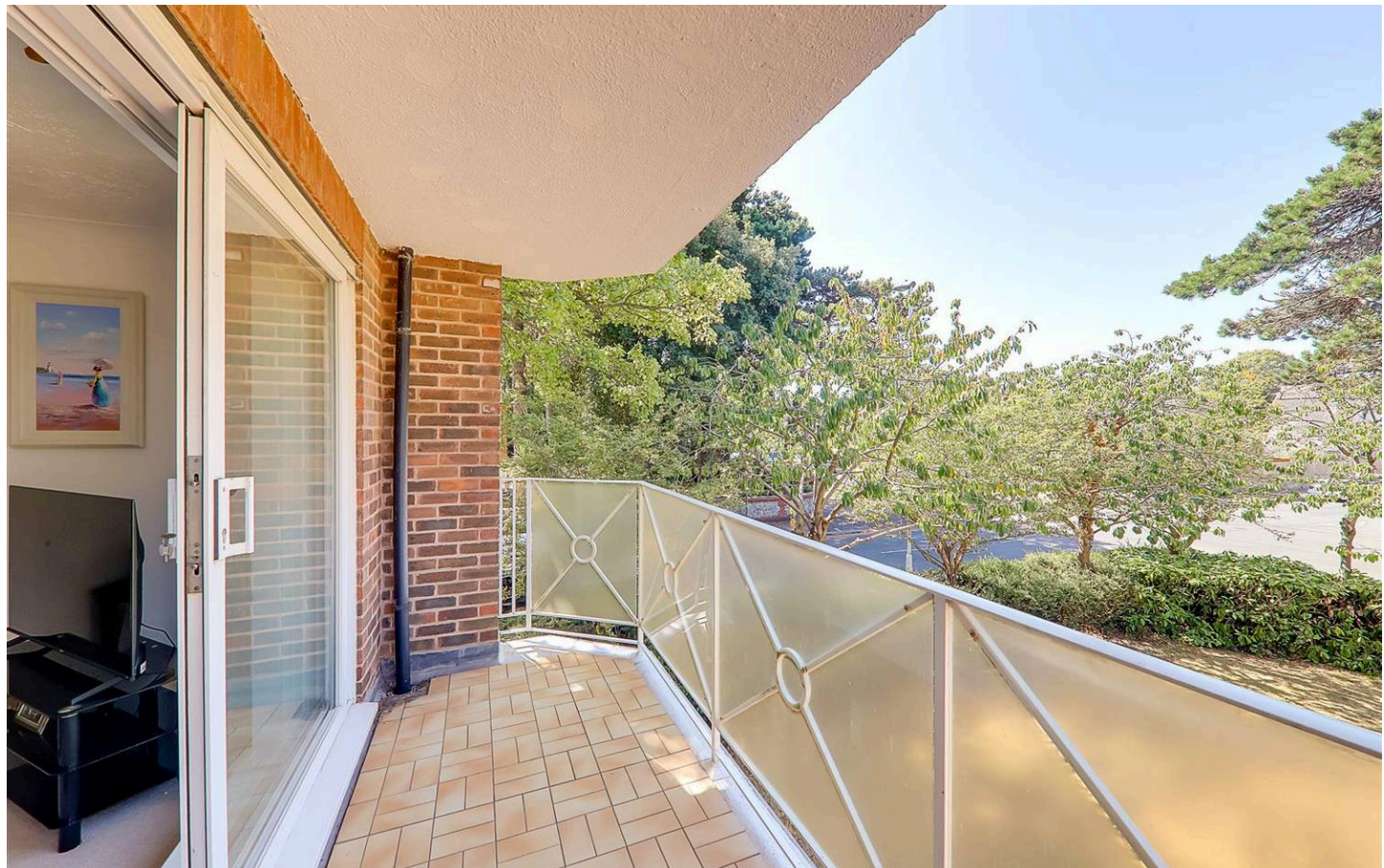
COMMUNAL GARDEN

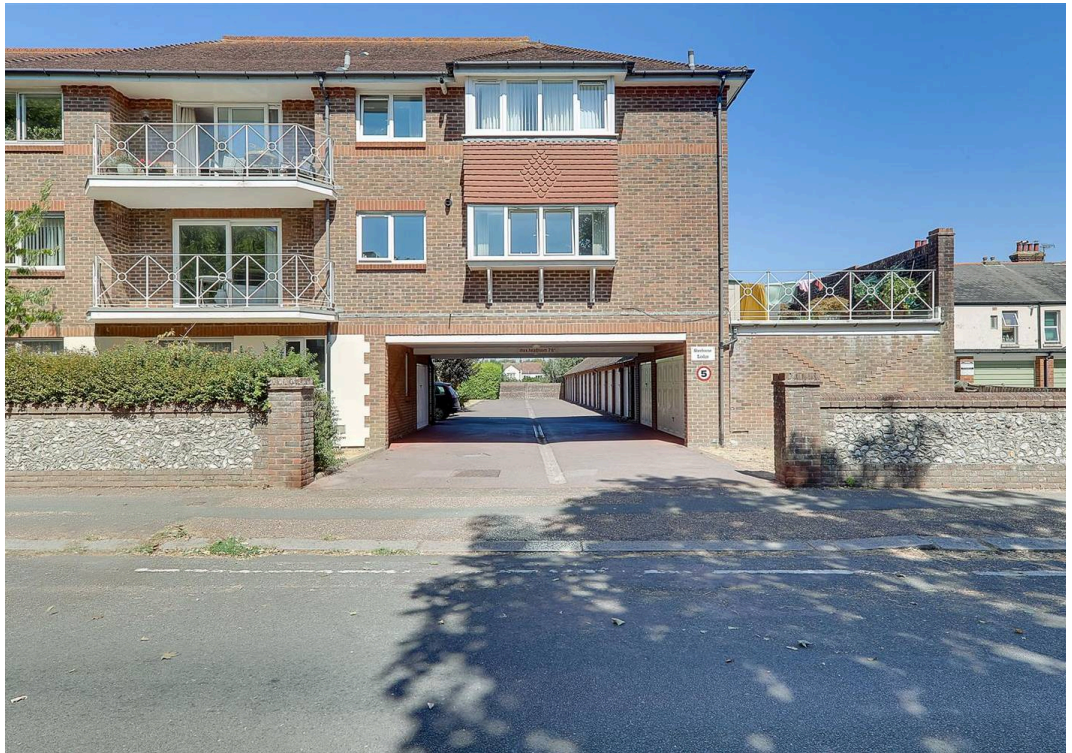
Well maintained and surrounding the development.

GARAGE

Single Garage

Located at the rear of the building. Access via up and over door





FIRST FLOOR





Bacon and Company

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