

Leasehold - Offers In Excess Of £220,000



1



2



1



D



## Description

We are delighted to offer to the market this beautifully presented two bedroom ground floor flat situated in this ideal Broadwater location close to local shops, restaurants, parks, bus routes and mainline station all nearby.

Accommodation offers kitchen, lounge/diner with westerly aspect terrace area, two double bedrooms, shower room, and separate WC. The property also benefits from a garage and parking.

## Key Features

- Ground Floor Flat
- Spacious Lounge/Diner
- Gas Fired Central Heating
- Garage
- Two Double Bedrooms
- West Facing Patio Area
- Double Glazing
- Council Tax Band C





#### Communal Entrance

Leading to ground floor, private front door to:

#### Inner Hallway

Storage cupboard with shelving, radiator and carpets.

#### Kitchen

**3.13 x 2.62 (10'3" x 8'7")**

Modern fitted kitchen with range of gloss fronted wall and base units, west facing double glazed window, space for fridge/freezer, space for washing machine, one and a half bowl sink with drainer, cupboard housing Worcester combi boiler, gas cooker with splashback, extractor hood, multiple power points and ceiling spotlight.

#### Lounge/Diner

**5.59 x 3.81 (18'4" x 12'5")**

Wood door with frosted glass panelling, carpets, radiator, coved and textured ceiling, ceiling lights, double glazed window, tv point, door leading to:

#### Enclosed Patio Area

Tiled flooring, low level enclosed brick wall with westerly aspect.

#### Bedroom One

**4.12 x 3.70 (13'6" x 12'1")**

South facing double glazed window, carpets, radiators, coved and textured ceiling, power points, built in sliding mirrored wardrobes with hanging rails and shelving.

#### Bedroom Two

**3.35 x 3.06 (10'11" x 10'0")**

South facing double glazed window, carpets, radiators, coved and textured ceiling, power points and ceiling light.

#### Shower Room

**1.72 x 1.69 (5'7" x 5'6")**

Enclosed shower cubicle with sliding glass doors, electric shower, built in vanity unit, frosted double glazed window, electric heater, radiator, towel rail and low level sink.

#### Separate WC

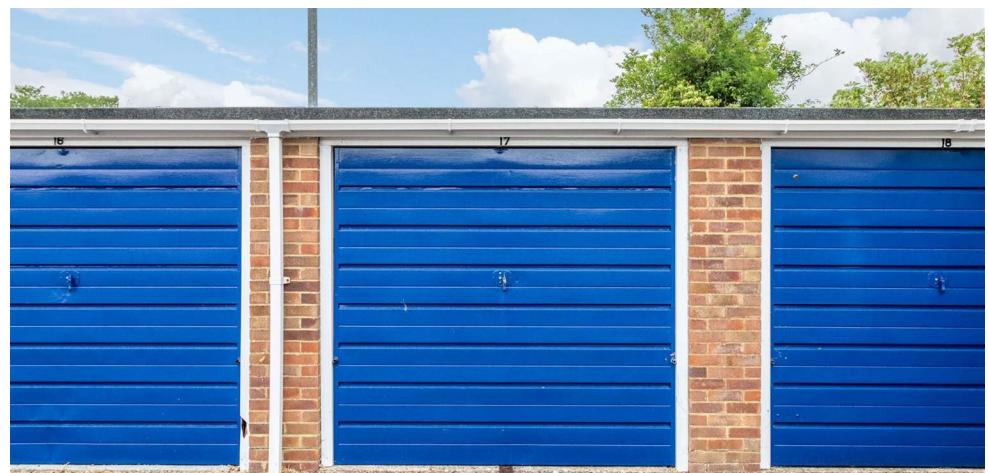
Low level flush WC, frosted double glazed window, ceiling light and part tiled walls.

#### Garage & Parking

Up and over door. Parking with permit.

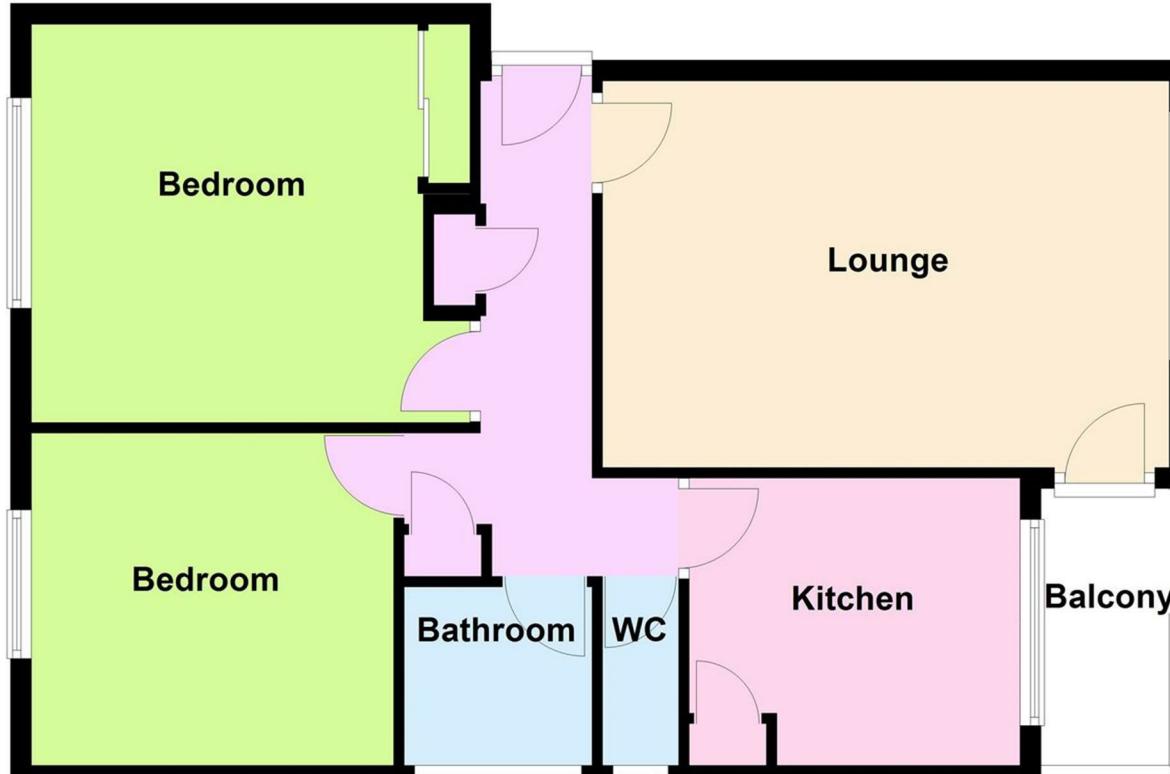
#### Tenure

Leasehold - 145 years remaining.  
Service Charge: £540 (six monthly)



## Floor Plan Lamorna Grove

### Ground Floor



Total area: approx. 69.6 sq. metres (748.9 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs					
(92 plus)	A				
(81-91)	B				
(69-80)	C				
(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		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ  
01903 331247 | [info@robertluff.co.uk](mailto:info@robertluff.co.uk)

Robert  
Luff & Co