



Sherborne Lodge Grand Avenue, Worthing, BN11 5BH
Offers Over £299,500



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.

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





Communal Entrance

Landscaped communal gardens leading to a secure communal entrance. Phone entry system.

Stairs Or Lift To First Floor

Private Front Door

Entrance Hallway

2.63 x 1.90 (8'7" x 6'2")

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

Living Room

3.57 x 6.0 (11'8" x 19'8")

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

3.85 x 2.62 (12'7" x 8'7")

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

3.70 x 3.23 (12'1" x 10'7")

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

En-suite

2.22 x 1.84 (7'3" x 6'0")

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

2.60 x 3.58 (8'6" x 11'8")

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

Bathroom

1.68 x 1.96 (5'6" x 6'5")

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

External

Garage

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

Communal Grounds

Well maintained and surrounding the development.

Required Information

Length of lease: 151

Annual service charge: £3,330

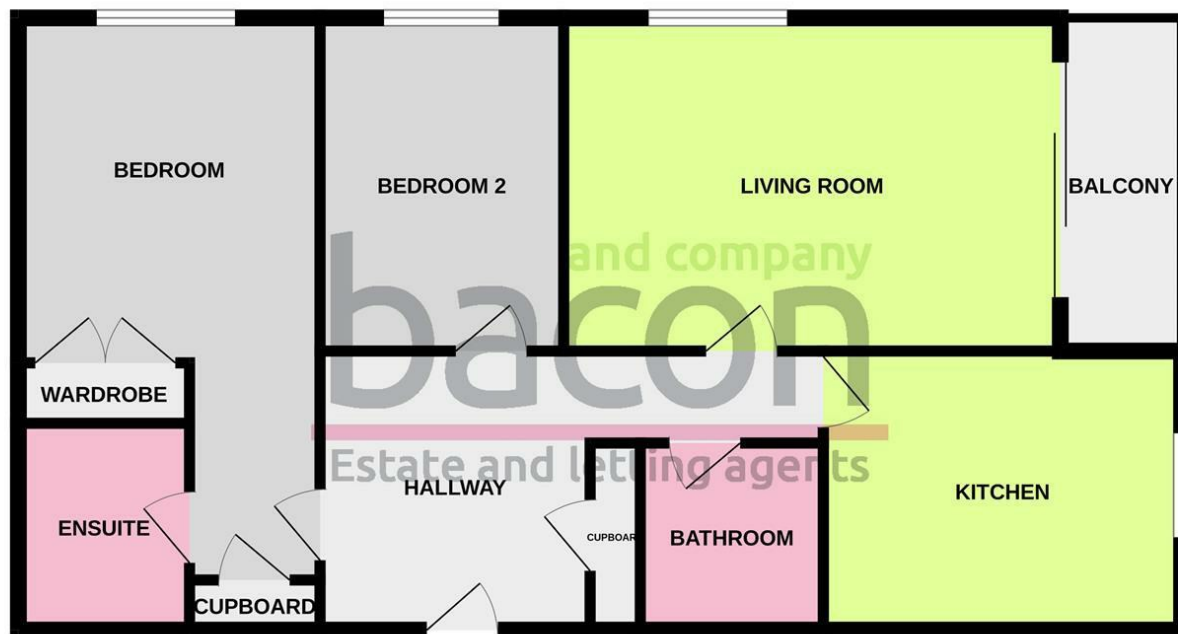
Council tax band: D

Draft version:

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



FIRST 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		
(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



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