



**Belmaine Court, West Street, Worthing, BN11 3HD**

Guide Price **£125,000**



**Property Type:** Retirement

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Leasehold

- Second Floor Retirement Apartment
- Two Bedrooms
- West Facing Living Room
- Modern Fitted Kitchen & Bathroom
- Unallocated Residents Parking (Subject To Permit)
- Onsite Managers
- Within Close Proximity To Worthing Seafront and Shops
- Close To Amenities, Train Station & Bus Routes
- Mature Communal Gardens
- No Ongoing Chain

We are delighted to offer for sale this spacious two bedroom second floor apartment, situated in the heart of Worthing town centre close to local shops, amenities and bus links. The property boasts two bedrooms, west facing living room, modern fitted kitchen and bathroom. The property is being sold with no ongoing chain.





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**Internal** The private front door opens into a spacious and welcoming entrance hall, which has access to all rooms, multiple storage cupboards and space to hang coats and slip off shoes. The living room faces west, which features direct views out onto the mature communal gardens. This bright room measures a generous ' ' x ' ', providing plenty of space for an array of furniture, with direct access into the kitchen. The kitchen has been fitted with an array of wall and floor mounted white gloss units, with an integrated oven and hob, along with space and provisions for white goods, all topped with dark marble effect worktops leaving a smart contemporary finish. The main bedroom is located at the opposite end of the property and measures a substantial ' ' x ' ', comfortably fitting a large double bed and multiple built in wardrobes. The second bedroom is a generous size and can be used as a second bedroom or study/ carers room. The bathroom has been designed with easy access in mind, and includes an easily accessible bath, toilet hand wash basin.

**Development** The development offers a wealth of facilities including mature communal gardens, laundry rooms, a communal lounge, library, rooftop garden and direct access to Burleigh Court and their facilities.

**Situated** in the heart of Worthing town centre allowing easy access to wide range of shops, pubs, restaurants and leisure facilities. Worthing seafront promenade can be found approximately 120 metres from the property, the perfect place to enjoy some fish and chips or an ice cream by the sea. Worthing Mainline train station is approximately 1km away and offers links to both London and Brighton. Bus services run nearby.

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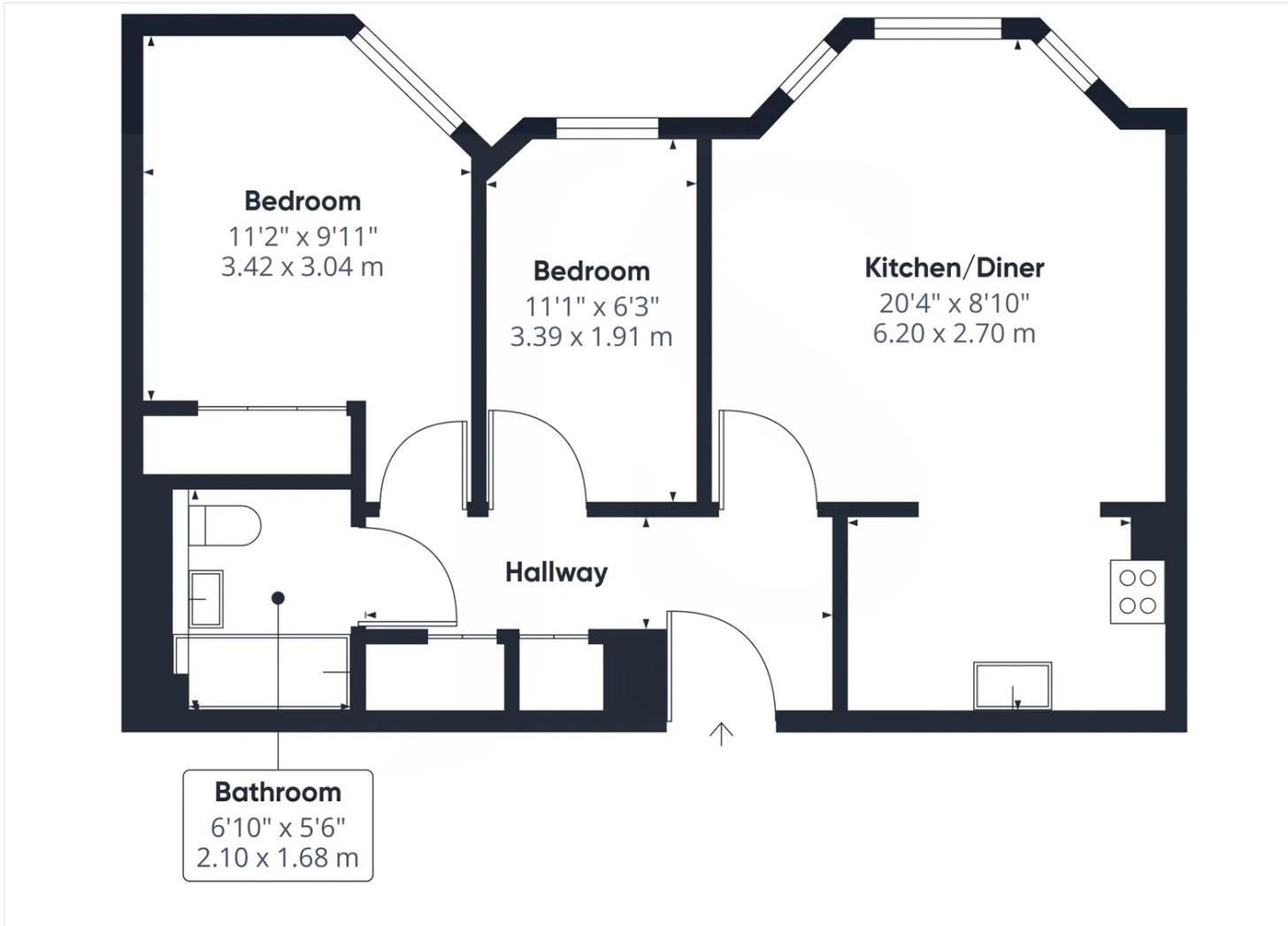
**Lease:** 99 years remaining

**Maintenance:** £200pcm

**Ground Rent:** £0

**Council Tax Band** B





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.