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ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



46 Lamorna Grove

, Worthing, BN14 9BJ

Guide price £220,000

Leasehold Council Tax Band C

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We are delighted to offer for sale this spacious top floor purpose built apartment, located within a popular and convenient position of Broadwater.

The accommodation comprises entrance hall with useful storage, south facing living room, fitted kitchen with door providing access to a private balcony, two good size double bedrooms and a bathroom with separate W/C.

The property is benefits from gas fired central heating, garage and is offered for sale with no forward chain, making it an ideal purchase for those looking to move without the complications of an onward chain.

Externally, the development is surrounded by well maintained communal gardens, providing an attractive setting for residents to enjoy throughout the year. The communal grounds are well tended and offer a pleasant outlook from the property, while the apartment itself enjoys a desirable top floor position within this popular development.

Occupying a highly sought after position in Lamorna Grove, the apartment is perfectly placed to take advantage of everything Broadwater Village has to offer. A wide variety of independent shops, cafés, restaurants, and everyday amenities are all within easy reach, creating a welcoming village atmosphere. The property is also conveniently situated close to a number of well-regarded schools and colleges, as well as excellent transport links providing easy access to Worthing town centre, the seafront, and the surrounding areas.

Lease years remaining - 144
Service charge - £1150pa (approx)

Entrance Hall



















South Facing Living Room
18'1 x 12'3 (5.51m x 3.73m)

Bedroom One With Fitted Wardrobe
12'5 x 11'8 (3.78m x 3.56m)

Bedroom Two
11'4 x 10'4 (3.45m x 3.15m)

Fitted Kitchen With Door To Balcony
10'4 x 8'10 (3.15m x 2.69m)

Private South Facing Balcony

Bathroom

Seperate W/C

Garage

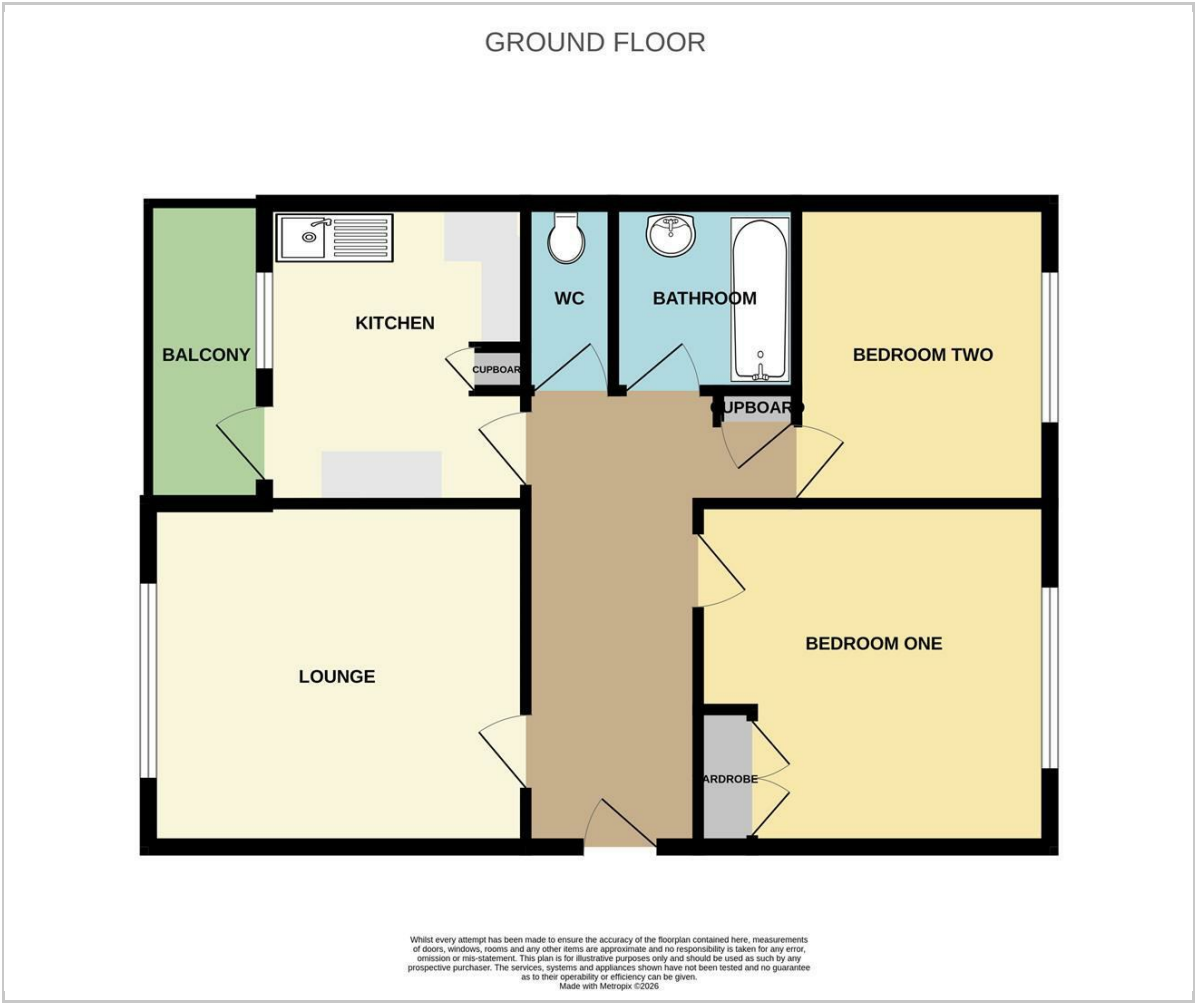
No Onward Chain



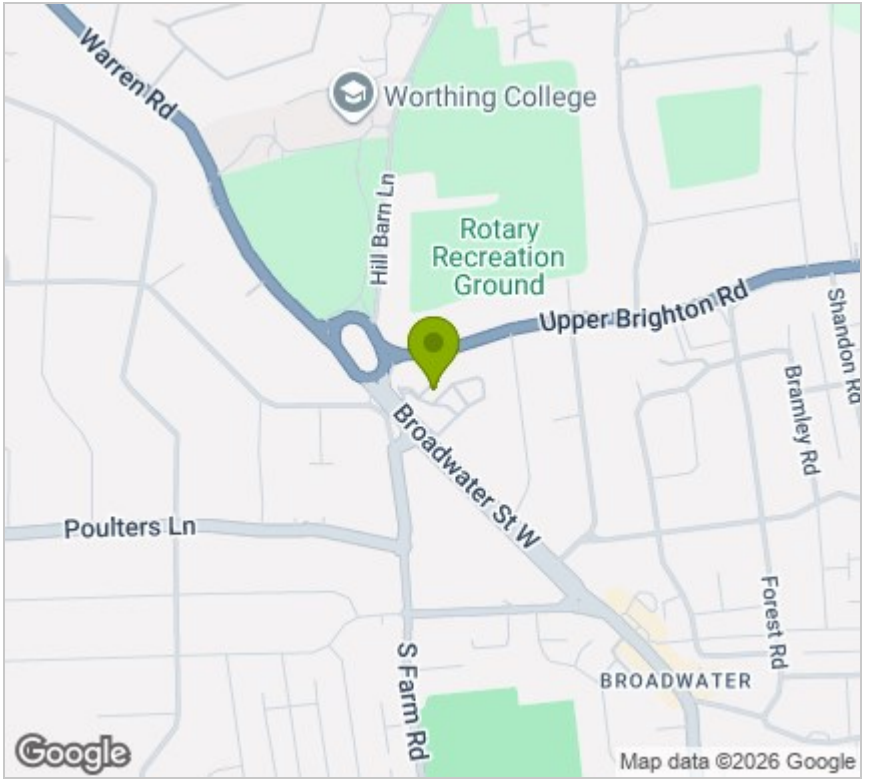




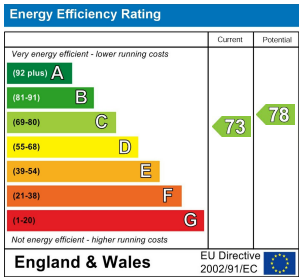
Floor Plan

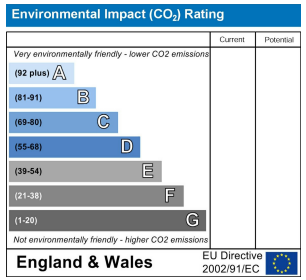


Area Map



Energy Efficiency Graph





Viewing

Please contact our Broadwater Office on 01903 958282
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.