



3 Lamorna Grove, Worthing, BN14 9BJ  
Guide Price £240,000

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A sought after two double bedroom, first floor flat featuring a South-facing balcony with views over Broadwater Green, a garage in compound, and the added benefit of a newly extended 145-year lease upon completion. Briefly the accommodation comprises: entrance hall, 18'1 living/dining room, kitchen, two double bedrooms, bathroom and separate wc. Externally there is a private South facing balcony directly accessed from the property, garage in compound and well maintained communal gardens throughout the development. The accommodation is conveniently placed in the catchment area of Broadwater being close to local shops, schools, bus services, mainline railway station and the A27 and A24 roads. CHAIN FREE

- CHAIN FREE
- Purpose Built
- Two Double Bedrooms
- South Facing Balcony
- Garage
- 145 Year Lease upon Completion
- 18'1 Living/Dining Room
- Bathroom and Seperate wc
- Sought After Lamorna Grove
- Views overlooking Broadwater Green





### Communal Hallway

Stairs to first floor. Private door to:

### Entrance Hall

Radiator. Built in shelved linen cupboard

### Living/Dining Room

South facing double glazed window. Radiator. Space for dining and living room furniture. Door with secondary glazing to:

### South Facing Balcony

Tiled floor. Views overlooking communal gardens and broadwater green. Space for outdoor table and chairs.

### Kitchen

Work surface having 1 1/2 bowl undermount stainless steel sink with swan neck mixer tap and grooved draining board. 4 ring 'Siemens' gas hob with fitted extractor cooker hood over. Fitted double oven. Space for fridge/freezer. Space and plumbing for washing machine. Integrated 'Siemens' dishwasher. Matching range of cupboards, drawers and eye level wall units. Built in cupboard housing hot water tank. Cupboard housing

wall mounted boiler supplying central heating. Under cabinet lighting. Double glazed window. Radiator.

### Bedroom One

Glazed window with secondary glazing. Two built in double wardrobes with shelving and hanging rail. Radiator.

### Bedroom Two

Glazed window with secondary glazing. Radiator.

### Bathroom

Part tiled walls. White suite comprising panelled bath with Victorian style mixer tap and separate handheld shower attachment. Vanity unit with wash hand basin and cupboard below. Towel radiator. Double glazed window.

### WC

Part tiled walls. Double glazed window. Close coupled WC.

### Outside

### Garage

Up and over door. Located to the rear of the development. Brick built.

### Residents Parking

The block also offers numerous non allocated residents parking spaces.

### Communal Grounds

Attractive and well maintained communal grounds and gardens surround the development.

### Lease Information

Length of lease: 145 years (upon completion)  
 Annual service charge: Approximately £1,200 per annum  
 Service charge review period: TBC by seller  
 Annual ground rent: Peppercorn (upon completion)  
 Ground rent review period: TBC by seller

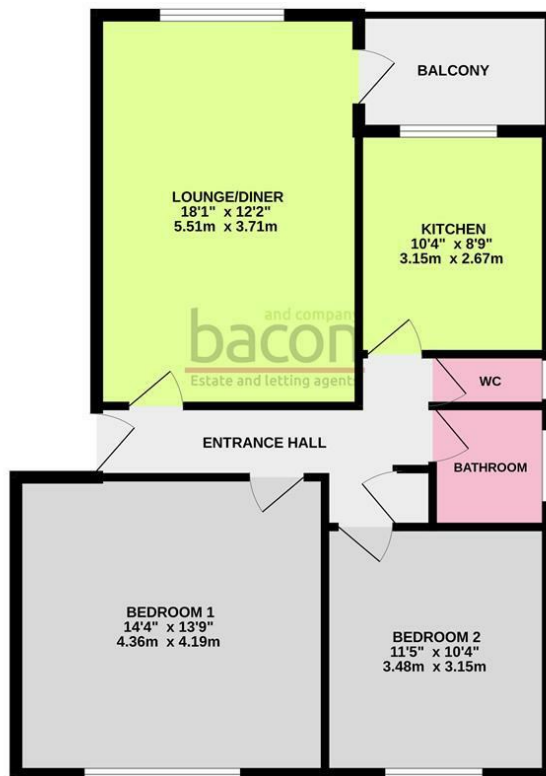
Council tax band: Band C

Draft version: 1

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



FIRST FLOOR  
797 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA: 797 sq.ft. (74.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>76</b>
(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	

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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