



JAMES & JAMES
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Belmaine Court West Street

, Worthing, BN11 3HD

Guide price £95,000

Leasehold Council Tax Band B



We are delighted to offer for sale this CHAIN FREE third floor apartment located next to a lovely, sunny roof terrace. There is a lift to all floors. The apartment is situated yards from Worthing's attractive and accessible seafront.

The accommodation includes a spacious, quiet, west facing lounge / diner with natural light from two windows, overlooking beautiful, mature communal gardens. There is a good size double bedroom with a handbasin, fitted wardrobe, and a view over neighbouring cottage gardens. There is a fitted kitchen with a range of base and eye level units, a wet room and an entrance hall.

Belmaine Court and the adjacent Burleigh Court, which are connected by a covered walkway through the gardens, benefit from a wide range of shared communal facilities. These include an on-site residents' manager, a careline system, a large residents lounge where regular social activities are held, communal laundry facilities, a guest suite, richly planted communal gardens, and the peaceful roof terrace. Residents parking is subject to availability, and electric charging and parking is available for mobility scooters.

The property is situated in the West End of Worthing's Town Centre, and is within easy walking distance of a comprehensive range of national stores, coffee shops, restaurants and independent stores whilst a Co-op convenience store is almost on the doorstep. A few yards away at the end of West Street is the seafront and promenade where the historic pier can be found.

The iconic Dome Cinema is in the Town Centre as is the Connaught Theatre, and there are a number of public parks.

If you are looking to head out of Worthing, a train will take you from Worthing to London Victoria and Brighton. The 700 Coastliner bus passes along Marine Parade and offers destinations along the South Coast. By car the A27 and A24 are both easily accessible and offer access to all surrounding areas.

Lease - 99 years
Service charge - £2744pa
Ground rent - £220pa





Entrance Hall

West Facing Lounge/Diner
24'10 x 15'8 (7.32m/3.05m x 4.78m)

Fitted Kitchen
8'11 x 5'11 (2.72m x 1.80m)

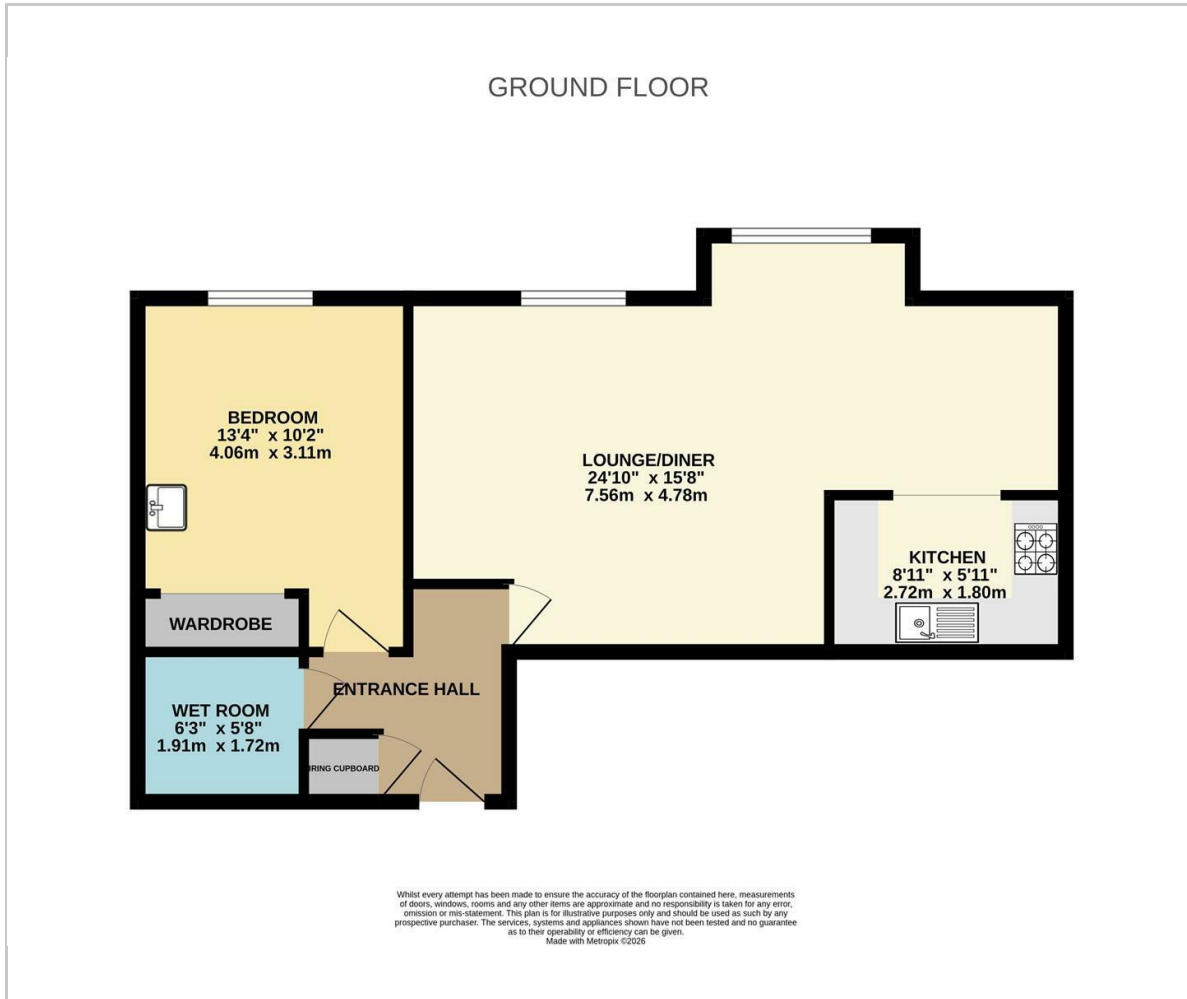
Double Bedroom
13'4 x 10'2 (4.06m x 3.10m)

Wet Room

Storage Cupboard



Floor Plan



Viewing

Please contact our Worthing Office on 01903 958770 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 firm's 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.



Area Map



Energy Efficiency Graph

