



**JAMES&JAMES**  
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## 5 Belmer Court

Grand Avenue, Worthing, BN11 5BS

Guide price £450,000

Leasehold Council Tax Band E



3



2



1



The first floor apartment forms part of the highly sought-after Belmer Court development on Grand Avenue, one of West Worthing's most desirable residential locations. Ideally positioned within easy reach of the seafront, Worthing town centre, local shopping facilities, bus routes and the mainline railway station, this spacious and well-presented home is offered for sale with the added benefit of no onward chain.

The accommodation is arranged around a generous entrance hall with excellent built-in storage, leading through to a bright dual aspect living room enjoying a sunny south-facing aspect with doors opening onto a private balcony, providing the perfect place to relax or entertain. The well-appointed kitchen offers an excellent range of fitted units, integrated appliances and ample space for informal dining.

The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room, whilst the second bedroom is another spacious double, also complete with fitted wardrobes. The third bedroom provides excellent flexibility and would make an ideal guest bedroom, home office or study. A contemporary family bathroom completes the internal accommodation.

Externally, the property enjoys beautifully maintained communal gardens, residents' and visitor parking, together with the added advantage of a private garage

This rarely available apartment combines generous accommodation





with an exceptional coastal location, making it an ideal choice for those seeking a permanent home, lock-up-and-leave property or investment opportunity. Early viewing is highly recommended.

Lease years remaining - 150  
Ground rent - peppercorn  
Service charge - £1882.86



## Floor Plan



## Viewing

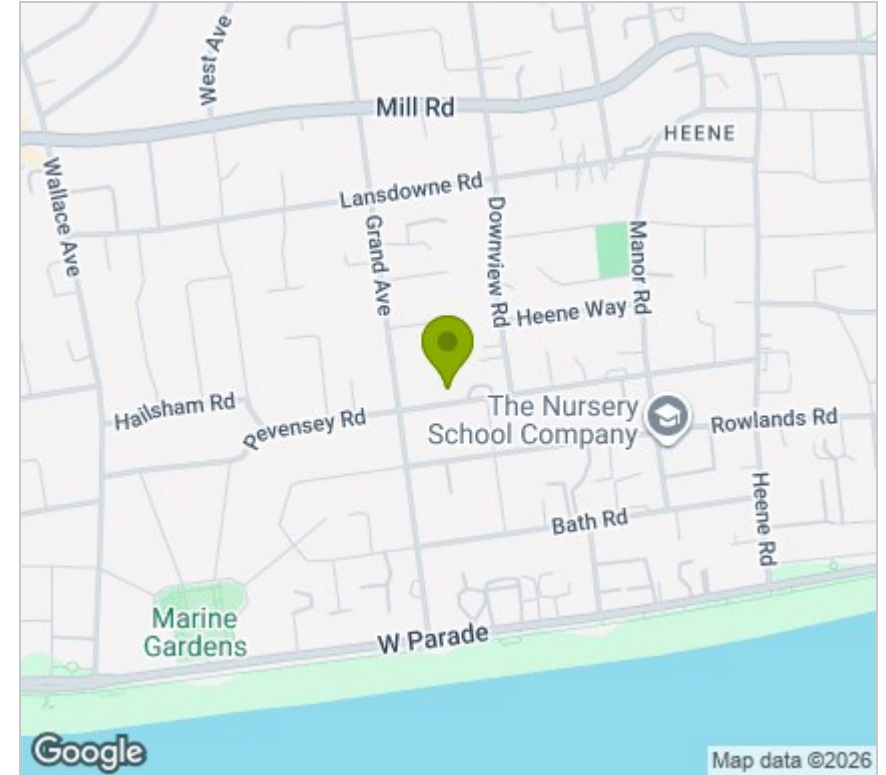
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

