JAMES&JAMES
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



# 35 Lamorna Grove

, Worthing, BN14 9BJ

£1,350 Per month

Council Tax Band C

2 1 1 C

OPEN HOUSE MONDAY 23RD NOVEMBER - By Appointment Only. A well presented and recently redecorated TWO DOUBLE BEDROOM FIRST FLOOR FLAT with GARAGE located in Lamorna Grove.

Set within a small block of four flats, the accommodation comprises; communal entrance, entrance hall, lounge diner, two double bedrooms, kitchen, bathroom and separate WC.

Externally the property benefits from a Garage.

Located in Lamorna Grove with easy access to Broadwater shops, the A27 and A24, this property is ideal for those needeing easy access in and out of Worthing.

Offered Unfurnished and available early December 2026.

ENTRANCE

Communal Entrance Hall

Entrance Hall

Lounge Diner
18'0 x 12'2 (5.49m x 3.71m)

Balcony

Kitchen
10'3 x 8'10 (3.12m x 2.69m)

Bedroom One
14'4 x 11'11 (4.37m x 3.63m)

Bedroom Two
11'5 x 10'5 (3.48m x 3.18m)

























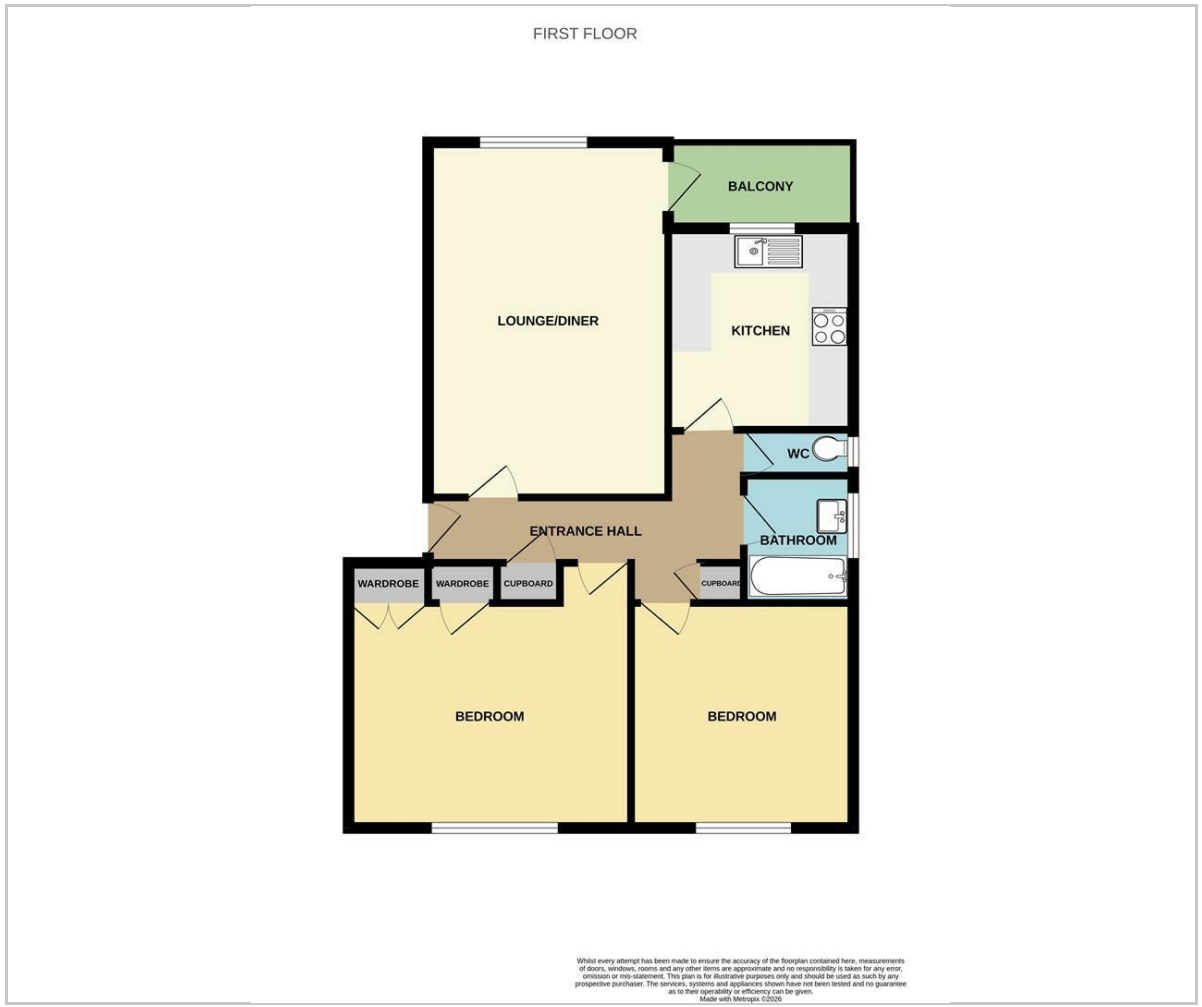
Bathroom

Separate WC

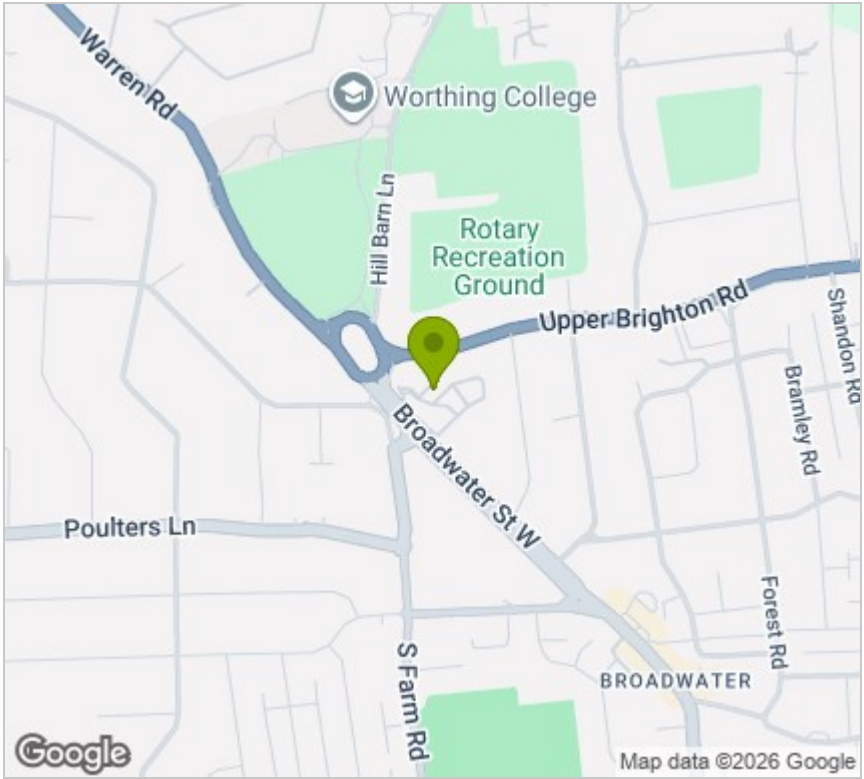
OUTSIDE

Garage

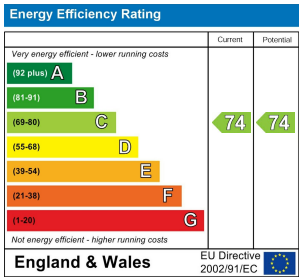
## Floor Plan

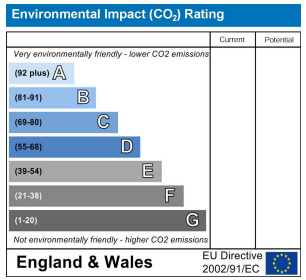



## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Ferring Lettings 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 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.**