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Key Features

- Spacious One Bedroom Fourth Floor Apartment
- Popular Langham Court Development
- Generous West Facing Lounge/Diner
- Large Double Bedroom With Built In Wardrobes
- Separate Fitted Kitchen With Integrated Appliances
- Modern Shower Room With Walk In Shower
- Excellent Storage Throughout
- Lift Access And Secure Telephone Entry System
- Private Ground Floor Storage Room with Damp-Resistant Lining
- Council Tax Band B | EPC Rating C | Remainder Of 999 Year Lease

We are delighted to offer this well-presented and spacious one bedroom fourth floor apartment, situated within the popular Langham Court development on Grand Avenue, Worthing. The property offers generously proportioned accommodation, including a west-facing lounge/diner, a good-sized double bedroom with excellent built-in storage, a separate fitted kitchen and modern shower room. Further benefits include lift access, a secure telephone entry system, ample storage throughout, a private, damp-resistant lined storage room situated within a communal storage area on the ground floor, and the remainder of a 999 year lease.

The accommodation is accessed via a well-maintained communal entrance hall, with stairs and a lift providing access to the fourth floor. Upon entering the apartment, a spacious entrance hall features a telephone entry system and two large storage cupboards.

The generous lounge/diner enjoys a westerly aspect, with two large double-glazed windows allowing plenty of natural light to fill the room. Offering ample space for both living and dining furniture, the room also provides flexibility for a home working area.

The separate fitted kitchen benefits from an excellent range of wall and base units, work surfaces, a built-in electric oven, four-ring electric hob with extractor above and an integrated washing machine, together with space for a fridge/freezer.

The particularly spacious double bedroom also enjoys a westerly aspect and features three built-in wardrobes, with additional space for bedroom furniture. The modern shower room comprises a walk-in shower with rainfall showerhead, wash hand basin with storage, WC and heated towel rail.

Langham Court is situated on the popular Grand Avenue in West Worthing, conveniently positioned for access to local amenities, transport links and the seafront.

Tenure

The property benefits from the remainder of a 999 year lease, with a current service charge of approximately £1,400 per annum, payable in two six-monthly instalments.



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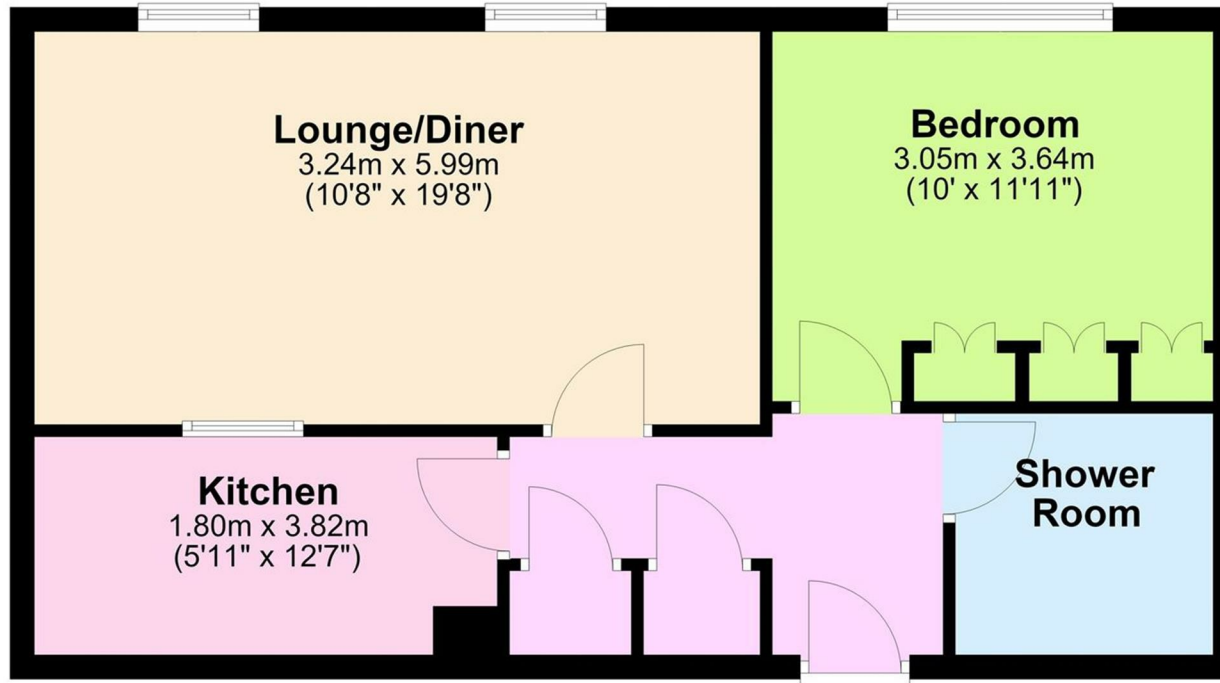
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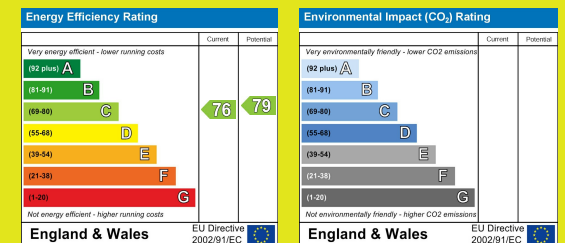
Floor Plan Grand Avenue

Floor Plan

Approx. 49.6 sq. metres (534.3 sq. feet)



Total area: approx. 49.6 sq. metres (534.3 sq. feet)



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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