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## Description

We are delighted to offer this two bedroom, purpose built second floor apartment ideally situated just yards from the beach on this favoured Grand Avenue location with local buses, shops and mainline station nearby. Accommodation offers entrance hall, lounge/diner, modern kitchen, two double bedrooms, separate WC and shower room. The property also benefits from a westerly facing balcony, communal gardens and undercroft parking.

## Key Features

- Second Floor Apartment
- Modern Kitchen
- Separate WC
- Undercroft Parking
- Council Tax Band D
- Two Double Bedrooms
- Lounge/Diner
- West Facing Balcony
- Share of Freehold
- EPC Rating - TBC







### **Communal Hallway**

Well maintained, attractive communal hallways with stairs and lift to second floor.

Front Door to:

### **Spacious Hallway**

With radiator, telephone intercom, coving, cloak cupboard with shelf and hanging rail, telephone point.

### **Utility Cupboard**

With slatted shelves and space for appliance.

### **Lounge/Dining Room**

**5.16 x 3.92 (16'11" x 12'10")**

With radiator, coving, tv point, double glazed window with attractive fitted shutters and double glazed patio doors to:

### **Balcony**

Balcony area with smoked glass balcony rail with tiled floor, westerly and southerly views.

### **Balcony**

With smoked glass balcony rail with tiled floor, and westerly and southerly views.

### **Kitchen**

**3.67 x 3.03 (12'0" x 9'11")**

With a range of high gloss fitted base and wall units with rolled top working surfaces with matching splashback, stainless steel sink with mixer tap, four

ring electric halogen hob with double Bosch oven, space for American style fridge/freezer, radiator, double glazed window with southerly aspect, integrated Beko dishwasher.

### **Bedroom One**

**3.83 x 3.61 (12'6" x 11'10")**

With coving, radiator, double glazed windows with fitted shutters and southerly aspect, mirrored front wardrobes with hanging and shelf.

### **Bedroom Two**

**3.84 x 2.44 (12'7" x 8'0")**

With double glazed windows with shutters and southerly aspect, radiator, coving and mirror fronted sliding wardrobes with hanging and shelf.

### **Separate WC**

With low flush WC, fitted corner basin with mixer tap set in a vanity cupboard and radiator.

### **Shower Room**

Large walk in shower with screen with fitted shower, low flush WC, basin set in vanity unit with mixer tap, heated towel rail, extractor fan and tiled walls.

### **Outside**

Communal gardens and undercroft parking.

### **Tenure**

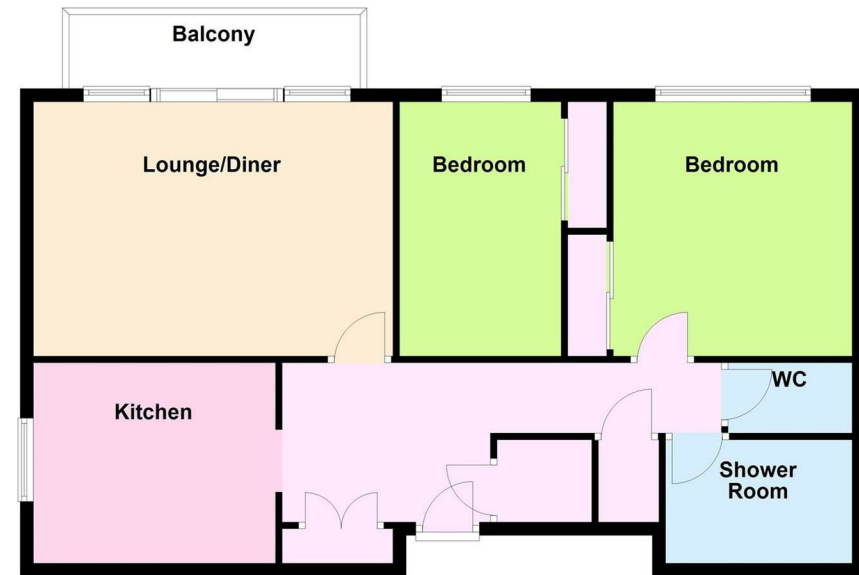
Share of Freehold.  
Remainder 999 year lease.




## Floor Plan Grand Avenue


### Floor Plan

Approx. 83.4 sq. metres (897.4 sq. feet)



Total area: approx. 83.4 sq. metres (897.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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