



1



1



1



TBC





## Description

We are delighted to offer this beautifully presented first-floor apartment in Langham Court, situated on Grand Avenue, one of Worthing's most attractive tree-lined roads. Just moments from the seafront, this property features a bright west-facing lounge/dining room, a spacious double bedroom, a contemporary-style shower room, a garage within a secure compound, and additional external storage, combining comfort, convenience, and a highly desirable location.

## Key Features

- First-floor apartment in Langham Court, Grand Avenue, Worthing
- Bright west-facing lounge/diner with excellent natural light
- Spacious double bedroom with westerly aspect
- Modern shower room with large walk-in shower
- Garage in a secure compound
- Additional external storage cupboard
- Share of freehold, gas central heating, double glazing
- Close to seafront, local amenities, and transport links
- Leasehold - Share of Freehold
- Council Tax Band B | EPC Rating TBC





This first-floor apartment benefits from a share of the freehold, gas-fired central heating, and double glazing throughout. The well-arranged accommodation includes a bright and spacious west-facing lounge/dining room, enjoying excellent natural light throughout the afternoon and evening.

The large double bedroom also enjoys a westerly aspect, while the contemporary shower room is fitted with a modern suite and a large walk-in shower cubicle.

Additional practical features include a garage located within a secure compound and a useful external storage cupboard, providing added convenience.



Grand Avenue is renowned as one of Worthing's most desirable residential addresses, offering attractive surroundings and easy access to the seafront, local amenities, and transport links.

#### **Tenure**

Leasehold - Share of Freehold

Remainder of 999 year lease

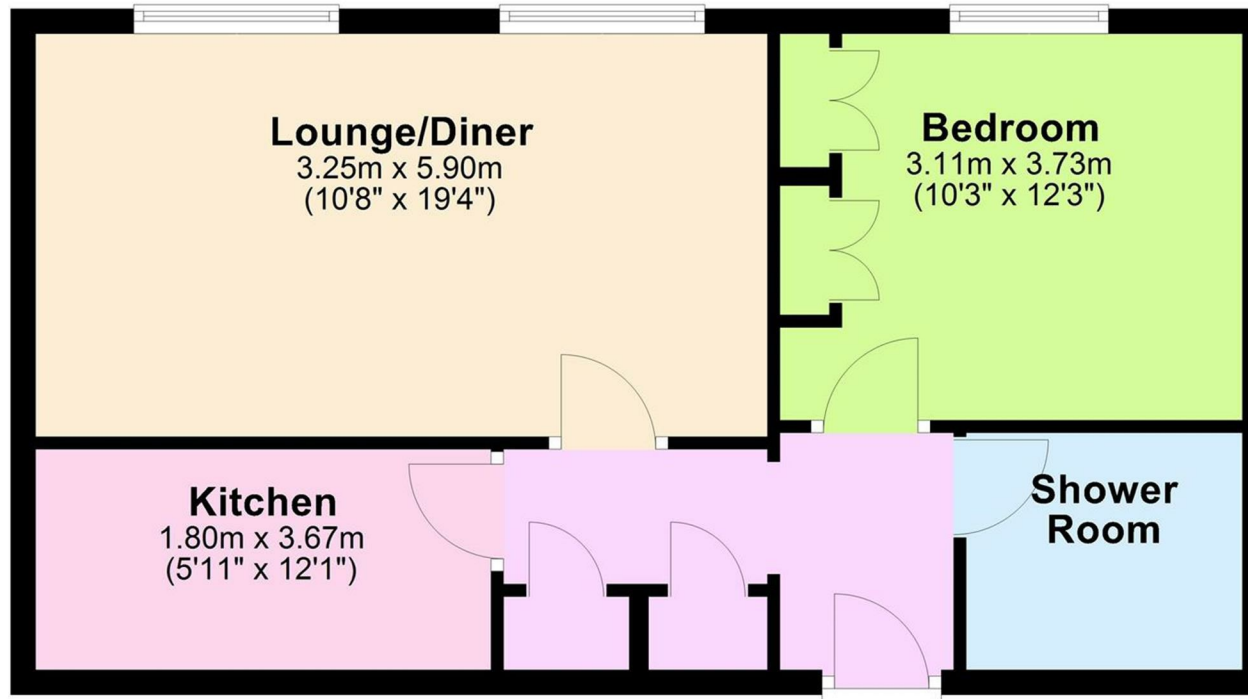
Service Charge: £703 every six months.



## Floor Plan Grand Avenue

### Floor Plan

Approx. 50.0 sq. metres (537.7 sq. feet)



Total area: approx. 50.0 sq. metres (537.7 sq. feet)



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (82 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (61-81) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (49-60) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (35-48) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (29-34) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | 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.

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

01903 331247 | info@robertluff.co.uk

Robert  
Luff & Co