



46 Belmaine Court West Street

Worthing, BN11 3HD

Asking price £130,000

Leasehold Council Tax Band B

## 46 Belmaine Court West Street Worthing, BN11 3HD

James & James Estate Agents are delighted to bring to the market this GROUND FLOOR retirement apartment in Belmaine Court, West Street. With its unique attractive ROOF TERRACE and communal gardens, the apartments accommodation comprises of an East facing lounge/diner, modern kitchen including integrated appliances, TWO bedrooms with built-in wardrobes and white shower room/WC.

Other benefits include, residents and visitors PARKING, a large communal lounge and on site laundry facilities.

Belmaine Court and the adjacent Burleigh Court, that are connected by a covered walkway, benefit from a wide range of shared communal facilities which include an on-site residents manager, large residents lounge, communal laundry facilities and large roof terrace. There are well kept communal gardens and residents parking is subject to availability.

The property is situated in the heart of Worthing's Town Centre and is within easy walking distance of a comprehensive range of national department stores, coffee shops, restaurants and independent stores whilst a Co-op convenience store is almost on the doorstep. At the bottom of West Street is the seafront and promenade where the historic pier can be found. The iconic Dome Cinema is in the Town Centre as is the Connaught Theatre where there is a number of public parks available. If you are looking to head of out Worthing, a train will take you from Worthing to London Victoria and Brighton. The 700 Coastliner bus passes along Marine Parade and offers destinations through the South Coast. By car the A27 and A24 are both easily accessible and offer access to all surrounding areas.

The property will be sold with a 99 year lease.  
Annual service charge £2,772  
Annual ground rent £220





Entrance hall

Kitchen  
5'11 x 10' (1.80m x 3.05m)

Lounge/Diner  
13'11 x 13'9 (4.24m x 4.19m)

Bedroom two  
11'3 x 6'4 (3.43m x 1.93m)

Bedroom one  
12'11 x 9'11 (3.94m x 3.02m)

Shower room

Residents Lounge

Roof Garden



## Floor Plan



## Viewing

Please contact our James & James Estate Agents 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.

## Area Map



## Energy Efficiency Graph

