



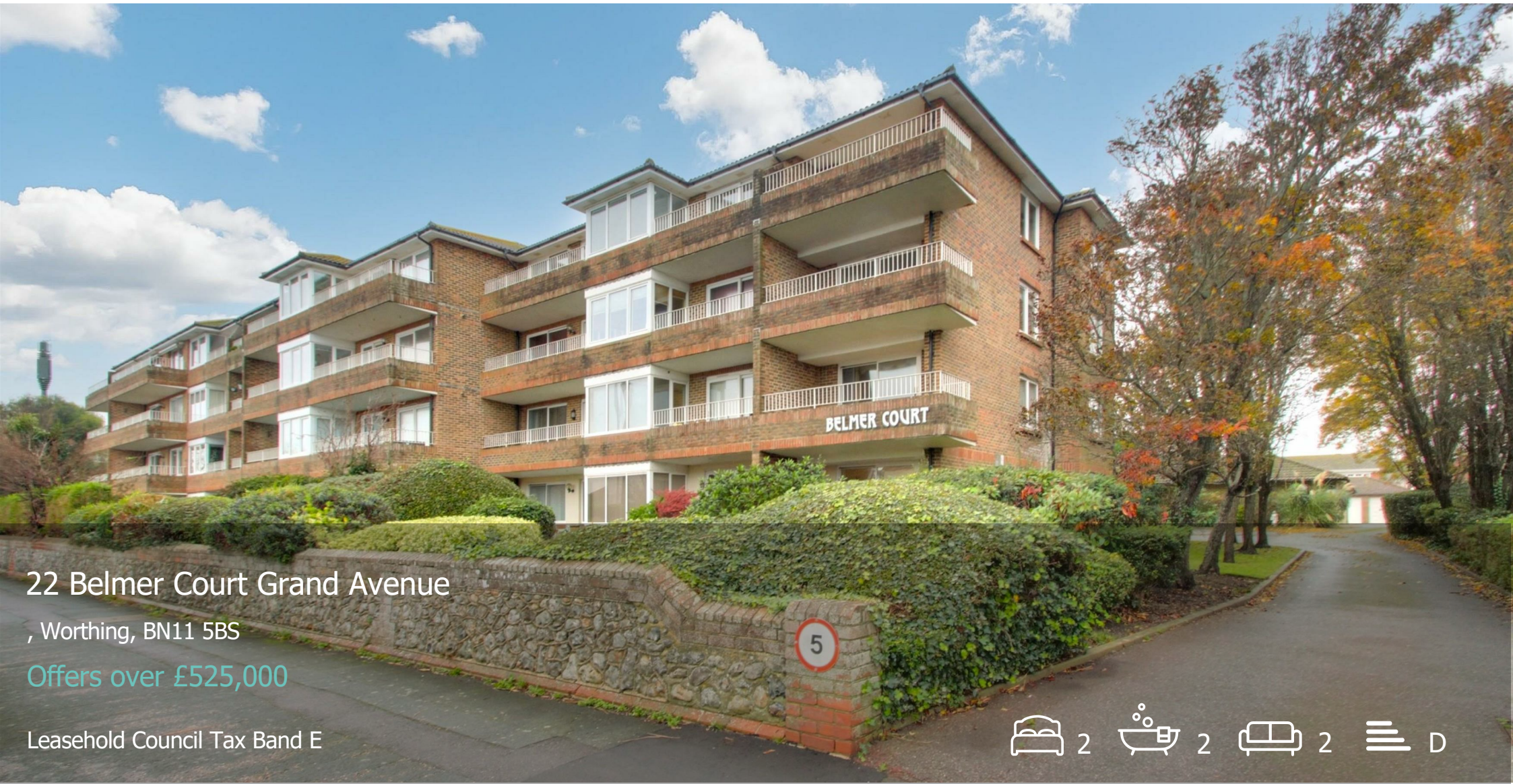
t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

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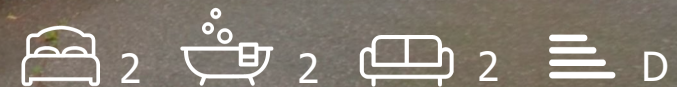


22 Belmer Court Grand Avenue

, Worthing, BN11 5BS

Offers over £525,000

Leasehold Council Tax Band E



An exquisitely presented apartment in the highly desirable Belmer Court, Grand Avenue.

**\* TWO GARAGES, TWO BALCONIES, TWO BATHROOMS \***

The accommodation briefly comprises stairs & passenger lift to first floor; an entrance hall leading to a spacious south-facing lounge and dining room with patio doors opening onto a south-facing balcony. The luxury modern fitted kitchen and breakfast room also provide access to a second south-facing balcony, offering additional outdoor space.

The master bedroom boasts a dressing room and an en-suite shower room with WC, while the second double bedroom features its own en-suite bathroom with WC. A utility room completes the internal layout, offering practicality alongside elegance.

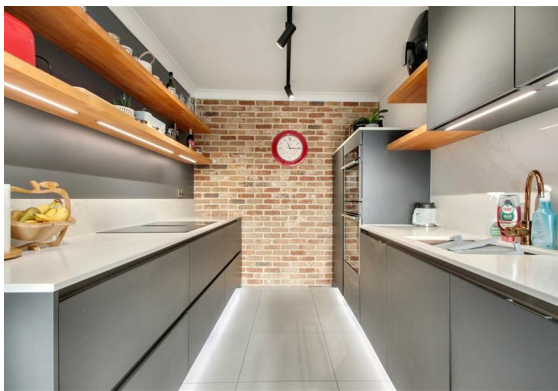
Externally, the property benefits from two brick-built garages, well-maintained communal grounds, and visitors' parking. Ideally situated, this apartment is within close proximity to the seafront, town centre, shopping facilities, bus routes, and the mainline railway station. Viewing is highly recommended to fully appreciate this stunning home.

#### SITUATED

In sought after Grand Avenue, the 700 bus route has a stop 100 yards away and West Worthing train station is positioned at the top of the road, approximately 0.6 miles away. Goring-By-Sea is a short distance away offering convenience stores, banks and eateries and Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1 mile away. The apartment is only 350 Yards From Worthing Seafront.

Remaining lease term: 151 years.  
Maintenance: Approximately £2,000 per annum.  
Ground rent: Nil.  
PLEASE NOTE: The lease states that NO PETS are to be kept at property.

#### Communal entrance





- Passenger lift to first floor
- Private entrance to entrance hall
- Lounge  
19'10 x 11'10 (6.05m x 3.61m)
- Dining room  
11'10 x 7'8 (3.61m x 2.34m)
- South facing balcony one
- Kitchen/breakfast room  
20'6 x 7'8 (6.25m x 2.34m)
- South facing balcony two
- Bedroom one  
14'9 x 10'2 (4.50m x 3.10m)
- Dressing room  
7'11 x 5'11 (2.41m x 1.80m)
- En-suite shower room  
9'11 x 6'8 (3.02m x 2.03m)
- Bedroom two  
16'5 into bay x 10'3 (5.00m into bay x 3.12m)
- En-suite bathroom  
7'9 x 5'10 (2.36m x 1.78m)
- Utility room  
6'3 x 4'5 (1.91m x 1.35m)
- Garage one - No. 22
- Garage two - No. 34
- Communal gardens
- Visitors Parking

## Floor Plan



## Viewing

Please contact our Worthing 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 firm's 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.



## Area Map



## Energy Efficiency Graph

