





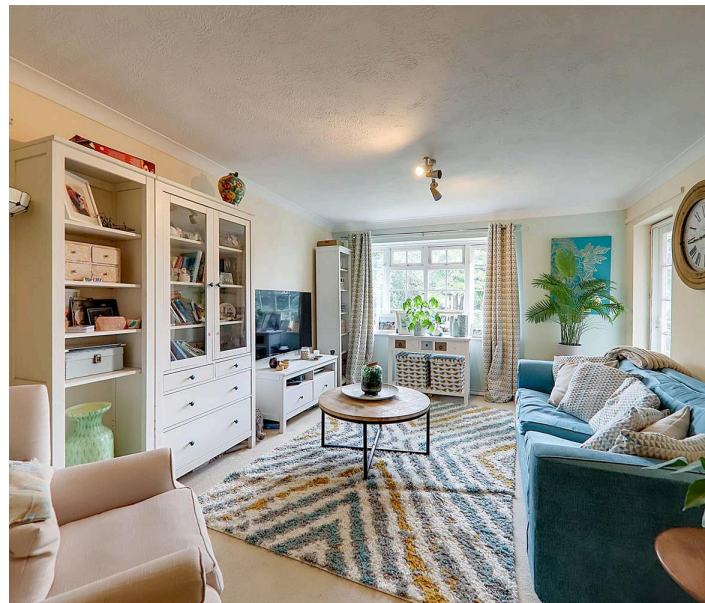
3 Lamorna Grove

Worthing

A sought after two double bedroom, first floor flat featuring a South-facing balcony with views over Broadwater Green, a garage in compound, and the added benefit of a newly extended 145-year lease upon completion. Briefly the accommodation comprises: entrance hall, 18'1 living/dining room, kitchen, two double bedrooms, bathroom and separate wc. Externally there is a private South facing balcony directly accessed from the property, garage in compound and well maintained communal gardens throughout the development. The accommodation is conveniently placed in the catchment area of Broadwater being close to local shops, schools, bus services, mainline railway station and the A27 and A24 roads. CHAIN FREE
Council Tax band: C

Tenure: Leasehold

- Sought After Lamorna Grove
- South Facing Balcony
- Garage
- Two Double Bedrooms
- CHAIN FREE
- 18'1 Living/Dining Room
- Views overlooking Broadwater Green
- EPC Rating C
- Bathroom and Seperate wc
- 145 Year Lease upon Completion



Communal Hallway

Stairs to first floor. Private door to:

Entrance Hall

Radiator. Built in shelved linen cupboard

Living/Dining Room

South facing double glazed window. Radiator. Space for dining and living room furniture. Door with secondary glazing to:

South Facing Balcony

Tiled floor. Views overlooking communal gardens and broadwater green. Space for outdoor table and chairs.

Kitchen

Work surface having 1 1/2 bowl undermount stainless steel sink with swan neck mixer tap and grooved draining board. 4 ring 'Siemens' gas hob with fitted extractor cooker hood over. Fitted double oven. Space for fridge/freezer. Space and plumbing for washing machine. Integrated 'Siemens' dishwasher. Matching range of cupboards, drawers and eye level wall units. Built in cupboard housing hot water tank. Cupboard housing wall mounted boiler supplying central heating. Under cabinet lighting. Double glazed window. Radiator.

Bedroom One

Glazed window with secondary glazing. Two built in double wardrobes with shelving and hanging rail. Radiator.

Bedroom Two

Glazed window with secondary glazing. Radiator.

Bathroom

Part tiled walls. White suite comprising panelled bath with Victorian style mixer tap and separate handheld shower attachment. Vanity unit with wash hand basin and cupboard below. Towel radiator. Double glazed window.

WC

Part tiled walls. Double glazed window. Close coupled WC.





Outside

Garage

Up and over door. Located to the rear of the development. Brick built.

Residents Parking

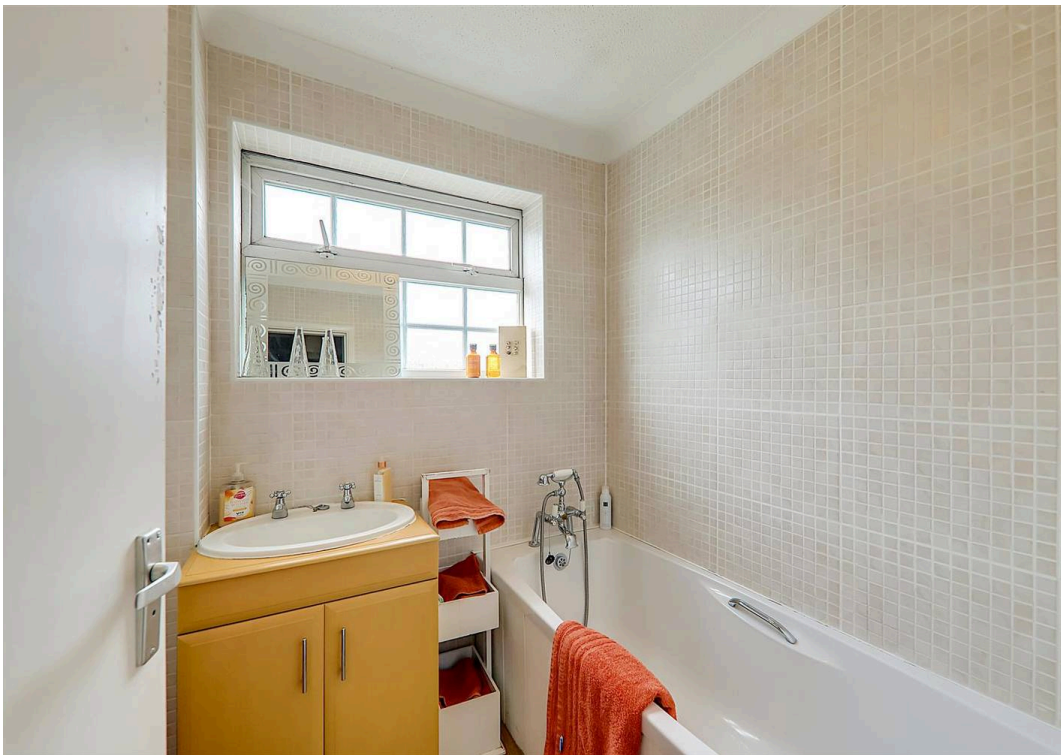
The block also offers numerous non allocated residents parking spaces.

Communal Grounds

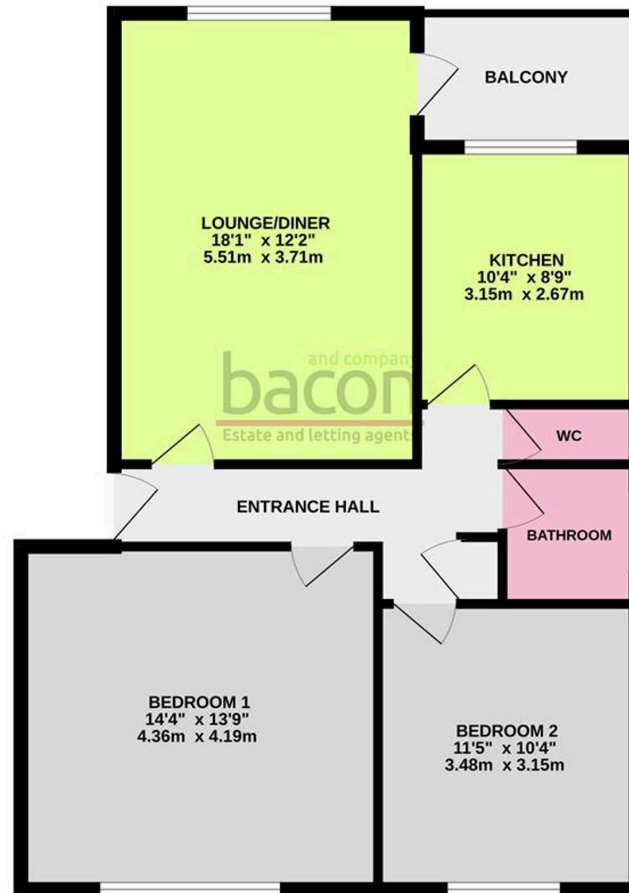
Attractive and well maintained communal grounds and gardens surround the development.

Lease Information

Length of lease: 125 years (upon completion) Annual service charge: Approximately £1,200 per annum Service charge review period: TBC by seller Annual ground rent: £100 per annum (upon completion) Ground rent review period: Will increase to £150 in 2030 and £200 in 2056. From 2080 it will be a peppercorn Council tax band: Band C Draft version: 1 Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



FIRST FLOOR
797 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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