



19 Lamorna Grove, Worthing, BN14 9BJ  
Guide Price £230,000

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A two double bedroom first floor flat forming part of a sought after development within the catchment area of Broadwater, close to local shops, schools, bus services, mainline railway station and the A27 and A24 roads. The accommodation consists of a communal hallway, reception hall, lounge/dining room, sun balcony, kitchen, two bedrooms, bathroom, separate w.c, garage, residents permit parking, communal grounds and gardens.

- First Floor Purpose Built Flat
- Sought After Development
- Two Double Bedrooms
- West Aspect Balcony
- Double Glazed Windows
- Gas Central Heating
- Garage
- No Onward Chain



### Communal Hallway

Accessed via glazed communal doors. One staircase to first floor landing. Private door to flat.

### Reception Hall

4.88m x 0.99m (16'0 x 3'3)

Radiator. Built in cloaks and storage cupboard. Built in linen cupboard with slatted shelving. Coved and textured ceiling. Doors to all rooms.

### Lounge/Dining Room

5.51m x 3.66m (18'1 x 12'0)

South/West aspect via double glazed windows offering views of Broadwater Green. Radiator. Coved and textured ceiling.

### Balcony

South/West aspect with views across to Broadwater green. Tiled flooring. Space for bistro table and chairs.

### Kitchen

3.35m x 2.72m (11'0 x 8'11)

Fitted suite comprising of a single drainer sink unit with mixer taps and having storage cupboard and space for washing machine below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Bosch ceramic hob with fitted oven and grill below. Space for further appliances. Radiator. Majority tiled walls. Built in storage cupboard. Wall mounted central



heating boiler. Coved ceiling. South/West aspect double glazed window.

### Bedroom One

4.32m x 4.24m (14'2 x 13'11)

North/East aspect double glazed windows. Built in double and single wardrobes. Radiator. Coved and textured ceiling.

### Bedroom Two

3.48m x 3.18m (11'5 x 10'5)

North/East aspect double glazed window bay window. Radiator. Coved and textured ceiling.

### Bathroom

1.68m x 1.80m (5'6 x 5'11)

Comprising of a panelled bath with shower unit over. Pedestal wash hand basin. Tiled walls. Radiator. Wall mounted strip light and electric shaver point. Coved ceiling. Obscure glass double glazed window.

### Separate W.C

1.68m x 0.74m (5'6 x 2'5)

Low level w.c. Part tiled walls. Coved and textured ceiling. Obscure glass double glazed window.

### Communal Grounds

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



### Garage & Parking

Garage located within the development grounds. The block also offers numerous non allocated residents parking spaces.

### Lease & Maintenance

Lease: 99 years from 1 October 2012 (86 years remaining)

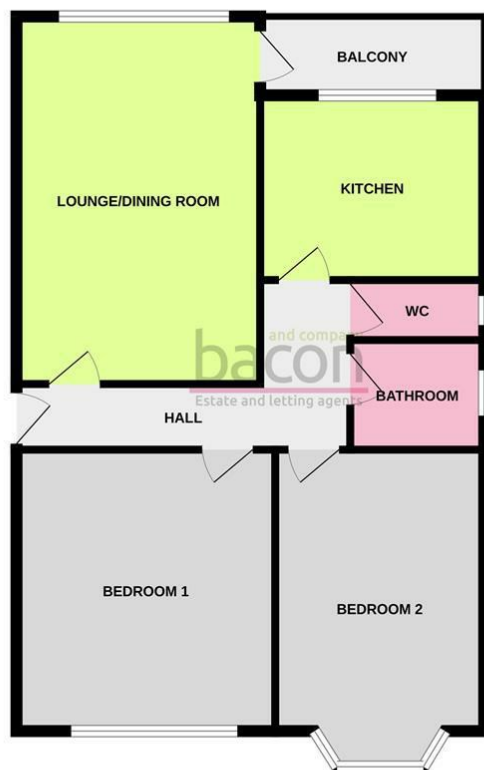
Maintenance: £1150 per annum

Ground Rent: £250 per annum

### Council Tax

Council Tax Band C

FIRST FLOOR



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

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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