



21 Lamorna Grove, Worthing, BN14 9BJ
£1,400 Per Calendar Month

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This stunning second floor flat has been the subject of complete refurbishment from top to tail. Finished to a very high specification and offering spacious accommodation with a bright south/west aspect from the principal rooms including a balcony overlooking Broadwater Green. Each room has been decorated in modern neutral shades and has newly laid grey carpeting. The accommodation comprises of entrance hall with a useful heated clothes drying cupboard, large south/west facing lounge/dining room, two double bedrooms, superb fitted kitchen with built in oven and hob and space for all appliances plus access to the balcony., bathroom with P shaped bath and shower over plus a separate wc. All windows are double glazed and there is full gas central heating. Parking on the development is by permit only. EPC C. Council Tax Band C. Available now.

- Superb 2 Bedroom 2nd Floor Flat
- Fully Refurbished to a High Specification
- West Facing Balcony
- New Bathroom Suite
- Two Double Bedrooms
- Superb Kitchen with Built in Oven & Hob
- Gas CH and Double Glazing
- Popular Broadwater Location





Kitchen

3.66m x 2.74m (12'0 x 9'0)

Balcony

With WEST facing views,

Bedroom 1

4.32m x 3.66m (14'2 x 12'0)

Bedroom 2

3.23m x 3.51m (10'7 x 11'6)

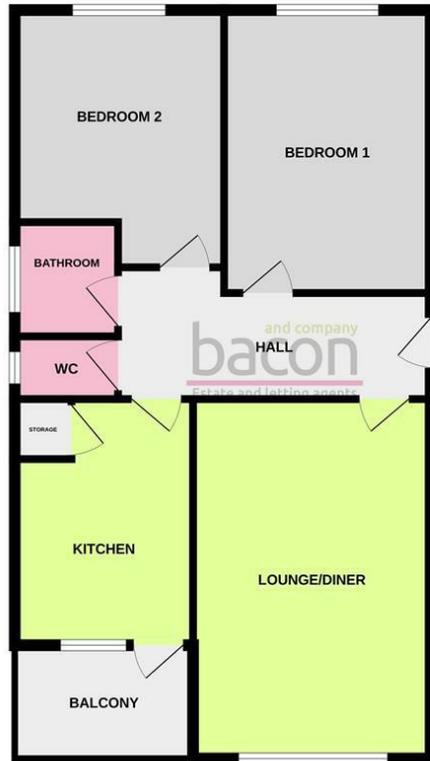
Bathroom

Separate WC

Communal Gardens

Mainly laid to lawn with pathways and borders.

SECOND FLOOR 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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



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