



80 Belmaine Court, Worthing, BN11 3HD
Asking Price £85,000

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We are delighted to bring to the market this second floor retirement apartment situated in the heart of Worthing Town Centre being close to shops and a few hundred yards off the seafront with promenade. Briefly the accommodation comprises of: Entrance hall, lounge, fitted kitchen, large double bedroom with wardrobes and bathroom/WC. Other benefits include: security entry phone and emergency pull cord system. Other facilities are: House manager, communal lounge with kitchen, laundry room and guest suite. CHAIN FREE. Externally there are communal gardens which also feature a roof garden. Non allocated parking

- Chain Free
- Double Bedroom
- Living Room
- Town Centre Location
- Moments From the Seafront
- Communal Facilities
- Onsite House Manager
- Communal Roof Terrace



Entrance Hall

Carpeted throughout. Access to large storage cupboard. Phone entry system. Wall mounted emergency intercom.

Living room

6.2 x 4.2 (20'4" x 13'9")

Carpeted throughout. Two electric heaters. Velux window. Further double glazed window.

Bedroom One

3.3 x 3.1 (10'10" x 10'2")

Carpeted throughout. Built in double wardrobe. Further single built in storage cupboard. Double glazed window. Pull down cord.

Bathroom

Half tiled walls. Low level Wc with matching wash hand basin. Corner shower unit with electric 'Mira' power shower. Pull down cord.



Kitchen

2.4 x 1.8 (7'10" x 5'11")

Roll edge work surfaces. A range of matching wall and base units. Half tiled walls. Inset stainless steel sink with drainer. Space for appliances.

Required Information

Length of lease: 92 - New 99 year lease on completion (Self Repairing Lease)

Annual service charge: £2,941

Service charge review period:

Annual ground rent:

Ground rent review period:

Estate Management Charge:

Council tax band:

Draft version:



Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

GROUND 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. Made with Metropix ©2026

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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