



JAMES & JAMES
ESTATE AND LETTING AGENTS

†: 01903 958282

e: salesenquiries@jamesandjamesea.co.uk

70 | Broadwater Street West | Worthing | BN14 9DW

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



6 Lamorna Grove

, Worthing, BN14 9BJ

Guide price £260,000

Leasehold Council Tax Band C



A spacious two bedroom ground floor apartment, ideally situated in the heart of Broadwater Village, offering generous and well balanced accommodation with the added benefits of a private patio, attractive communal gardens, and a garage.

Accessed via a secure communal entrance, the property opens into a welcoming entrance hall which provides access to all principal rooms. The bright and spacious lounge/dining room offers an excellent living and entertaining space, with a door leading directly onto a private patio, creating a pleasant area to enjoy the surrounding communal gardens and outdoor space. The fitted kitchen is well arranged and provides ample storage and worktop space to cater for everyday living.

Both bedrooms are generous doubles, offering comfortable and versatile accommodation with plenty of room for additional furnishings or a home working area if required. The family bathroom is well appointed and completes the internal accommodation.

Externally, the development is surrounded by well maintained communal gardens, providing an attractive setting for residents to enjoy throughout the year. A particular feature of the property is the inclusion of a garage, located within a compound to the rear of the development, offering secure parking or useful additional storage.

Occupying a highly sought after position in Lamorna Grove, the apartment is perfectly placed to take advantage of everything Broadwater Village has to offer. A wide variety of independent shops, cafés, restaurants, and everyday amenities are all within easy reach, creating a welcoming village atmosphere. The property is also conveniently situated close to a number of well-regarded schools and colleges, as well as excellent transport links providing easy access to Worthing town centre, the seafont, and the surrounding areas.

Lease years remaining - 144
Service charge - £1150pa (approx)

Entrance hall





- Kitchen
- Lounge/diner
17'9 x 12'3 (5.41m x 3.73m)
- Bedroom
13'9 x 12'5 (4.19m x 3.78m)
- Bedroom
11'4 x 10'5 (3.45m x 3.18m)
- Bathroom
- Terrace
- Garage



Floor Plan



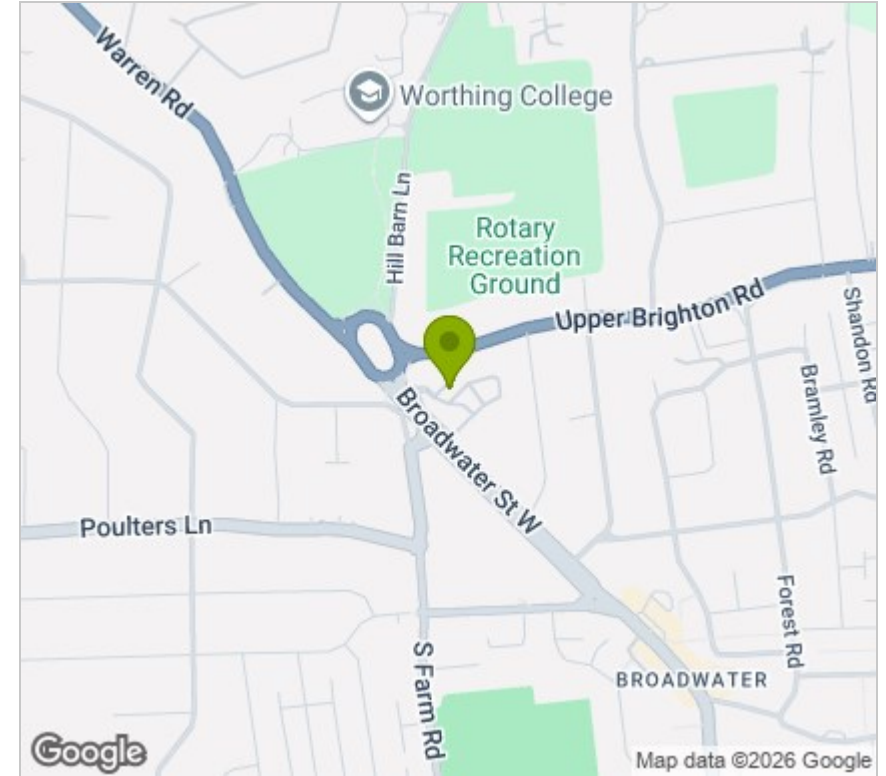
Viewing

Please contact our Broadwater Office on 01903 958282 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

