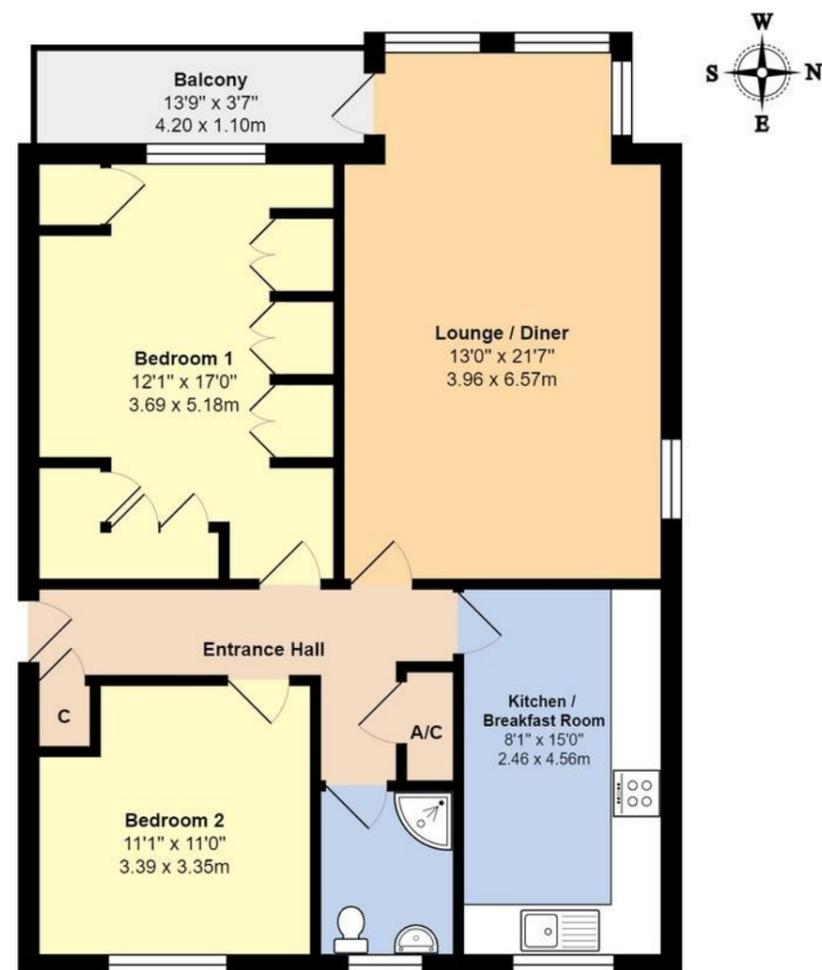


# Langham Court, Grand Avenue, Worthing

Guide Price: £390,000 - Leasehold



Total Area: 969 ft<sup>2</sup> ... 90.0 m<sup>2</sup> (Excluding Balcony)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Jtm 2022

Tenure: Share of Freehold with 999 year lease starting on 25th March 1975 (therefore there are 952 years remaining).

Maintenance Charges: £930 per 6 months including buildings insurance (approximately). There is an additional communal heating bill that is billed twice yearly.

Council Tax Band - D  
Energy Efficiency Rating - D65

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



East Preston Office  
01903 859440  
www.glyn-jones.com



**Spacious First Floor Apartment | Two Double Bedrooms | West Facing Balcony | 21'7 West Facing Lounge / Diner | Kitchen / Breakfast Room | Shower Room / W.C | Garage | Share Of Freehold With 952 Years Remaining On Lease | Presented To A High Standard | Highly Desirable Grand Avenue Location**

A spacious and well presented first floor apartment located in the popular and highly desirable tree-lined road, Grand Avenue, which is in the West Worthing area.

The accommodation offers a large communal entrance hall with access to the lift (which serves all floors) leading to the apartments' private door. The entrance hall opens up and has a large airing cupboard, additional storage cupboard, 21'7 dual aspect west facing lounge / diner with access to a lengthy balcony overlooking Grand Avenue.

There is a kitchen / breakfast room which has modern fitted units with an electric double oven, hob and extractor, space for large fridge/freezer and plumbing for a washing machine. Additionally there are two double bedrooms (both of which have built-in cupboards) and a shower room/w.c. There is also a convenient ground floor storage cupboard. Other benefits include communal heating and double glazed windows.

The property has a share of freehold with a remainder of a 999 year lease (952 years remaining). Outside there is a single garage (measuring 17'0 x 8'3) with metal up and over door as well as having maintained communal gardens to the front of the block.

# Langham Court, Grand Avenue, Worthing

Guide Price: £390,000 - Leasehold

Langham Court is located in the well known and highly desirable West Worthing location in Grand Avenue and within 1/4 of mile of the sea. It also has regular bus routes that lead into Brighton and Worthing town centres.

Worthing town centre is about a mile away where an abundance of cafes, restaurants and bars can be found along with well know high street shops.



☞ *West facing balcony overlooking Grand Avenue* ☞