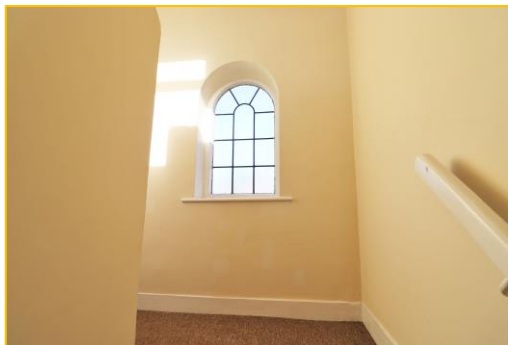




- **FIRST FLOOR FREEHOLD APARTMENT**
- **TWO DOUBLE BEDROOMS**
- **SPACIOUS KITCHEN/BREAKFAST ROOM**
- **GARDEN AREA**
- **SOUTHERLY ASPECT LOUNGE**
- **NO ONGOING CHAIN**



**92 Upper Brighton Road**  
 Worthing BN14 9HR

**£250,000**

A light and spacious 2 bedroom freehold apartment situated in the highly sought after Charmandean within easy reach of the A27 and close to superb walks on the South Downs. Accommodation comprises of a private entrance and inner hallway, a Southerly aspect Lounge, kitchen breakfast room, two bedrooms, family bathroom and separate cloakroom. Outside there is a garden area to the front. Internal viewing is strongly recommended to appreciate it fully.

**Entrance Hall** 6' 4" x 4' 6" (1.93m x 1.37m)  
Timber front door. Walk in under stairs storage cupboard.

**Half Landing**  
Leaded light arch window to the front.

**First Floor Landing** 6' 4" x 4' 5" (1.93m x 1.35m)  
Double glazed window to the rear.

**Hallway** 13' 2" x 3' 1" (4.01m x 0.94m) plus 11' 9" x 6' 3" max (3.58m x 1.90m)  
L-Shape with a storage cupboard and loft access.

**Lounge** 17' 0" x 12' 5" (5.18m x 3.78m)  
Double glazed bay window to the rear. Double panel radiator.

**Kitchen** 12' 7" x 9' 6" (3.83m x 2.89m)  
Double aspect room with double glazed windows to the side and rear. Roll edge worktops with inset stainless steel, single bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards. Space and plumbing for a washing machine. Space for a cooker. Double panel radiator. Worcester boiler.

**Bedroom 1** 14' 0" x 12' 4" (4.26m x 3.76m)  
Leaded light double glazed window to the front. Fitted double wardrobe with additional storage over. Double panel radiator.

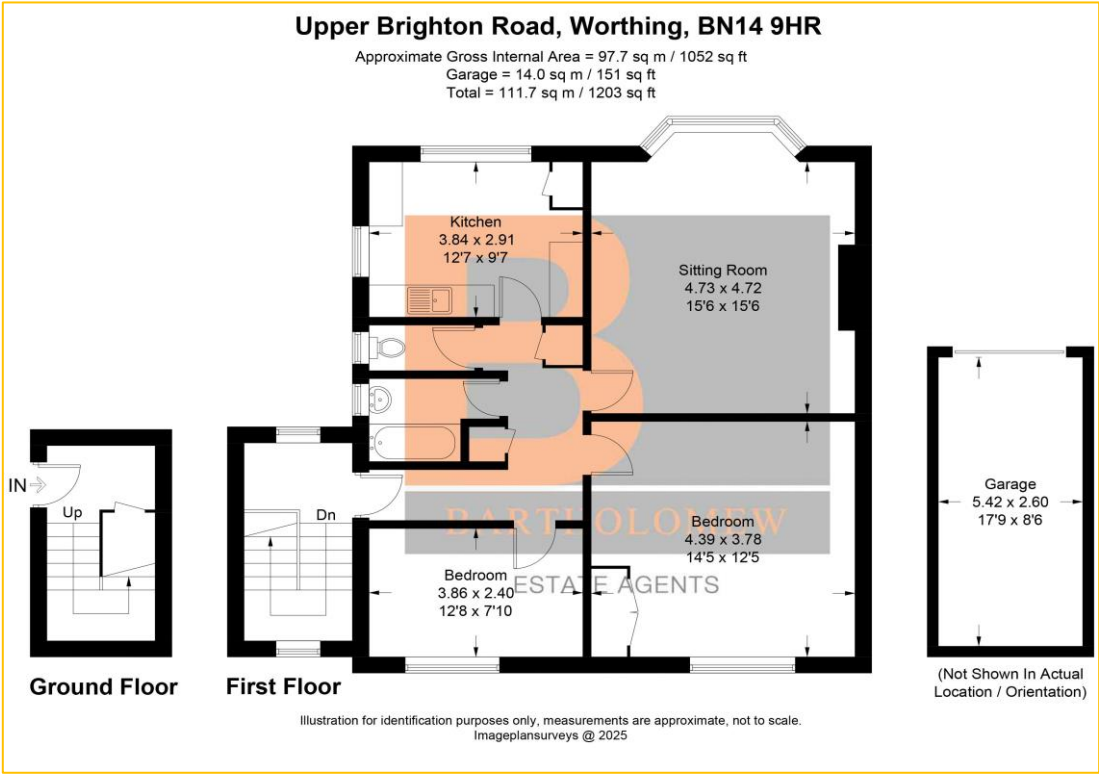
**Bedroom 2** 12' 8" x 7' 9" (3.86m x 2.36m)  
Leaded light double glazed window to the front. Double panel radiator.

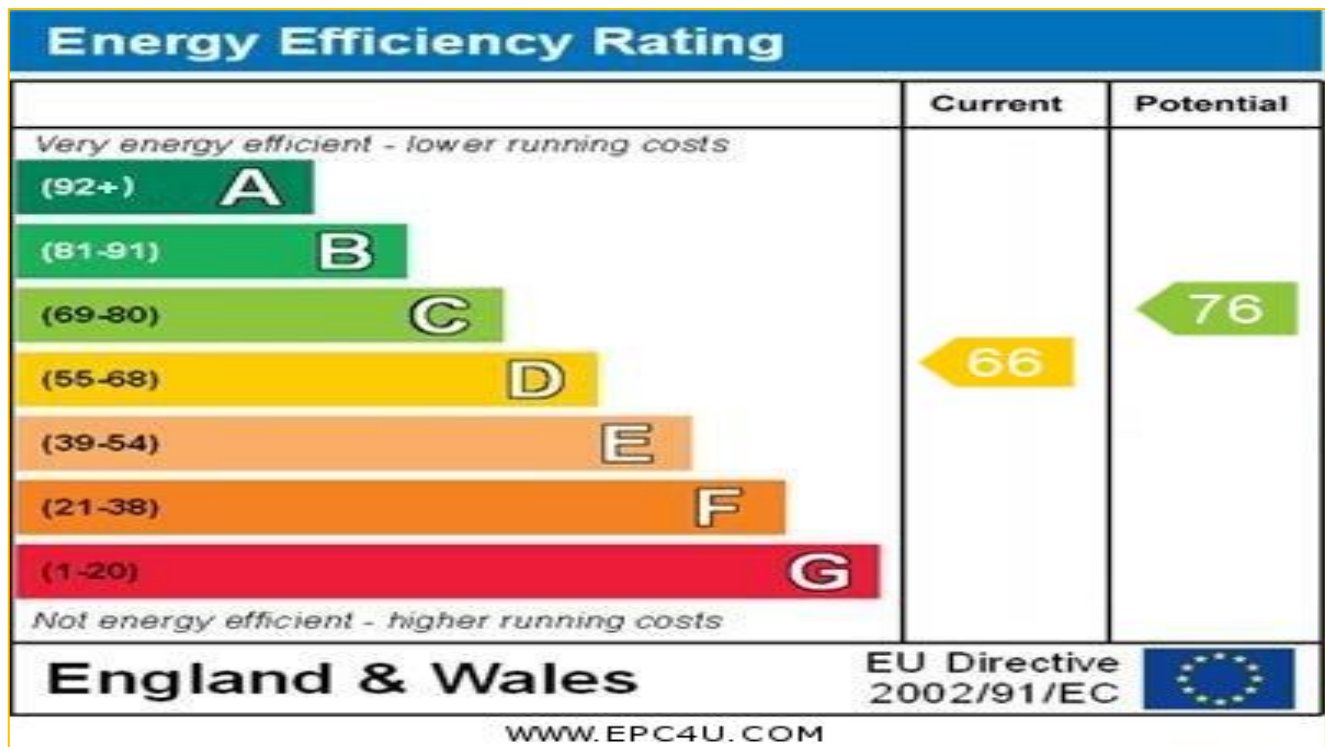
**Bathroom** 7' 7" x 5' 0" (2.31m x 1.52m)  
Double glazed window to the side. Panel enclosed bath with mixer tap and wall mounted shower attachment. Pedestal wash hand basin. Heated towel rail.

**Cloakroom**  
Double glazed window to the side. Low level WC.

**Garage** 17' 9" x 8' 6" (5.41m x 2.59m)  
In a block of 4 adjacent to the property. Up and over door.

**Front garden**  
Being mainly laid to lawn with and enclosed area as you approach the front door.





traditional values modern thinking