



- **GROUND FLOOR FREEHOLD APARTMENT**
- **PRIVATE SOUTH FACING GARDEN**
- **SPACIOUS KITCHEN/BREAKFAST ROOM**
- **TWO DOUBLE BEDROOMS**
- **GARAGE IN ADJACENT BLOCK**
- **NO ONGOING CHAIN**



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

**£270,000**

A light and spacious 2 bedroom freehold ground floor 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 private enclosed, Southerly aspect rear garden. There is also the added benefit of a garage in an adjacent block. Internal viewing is strongly recommended to appreciate it fully.

**Entrance Hall** 20' 2" x 6' 3" max narrowing to 3' 2" (6.14m x 1.90m)

Timber and glazed front door. Two built in storage cupboards. Single panel radiator.

**Lounge** 17' 0" x 12' 5" (5.18m x 3.78m)

Double glazed bay window to the front. Double panel radiator.

**Kitchen/Breakfast Room** 12' 6" x 10' 0" (3.81m x 3.05m)

Double glazed door to the rear garden. Double glazed windows to the side and rear. Roll edge worktops with inset stainless steel, single bowl, single drainer sink unit. Range of base units and drawers with matching wall mounted cupboards. Additional larder style storage cupboard. Space and plumbing for a washing machine. Space for a cooker and fridge freezer. Worcester boiler. Single panel radiator.

**Bedroom 1** 14' 0" x 12' 5" (4.26m x 3.78m)

Leaded light double glazed window to the front. Fitted double width wardrobe. Single panel radiator.

**Bedroom 2** 11' 0" x 9' 0" (3.35m x 2.74m)

Leaded light double glazed window to the front. Single panel radiator.

**Family Bathroom** 5' 1" x 7' 8" (1.55m x 2.34m)

Double glazed window to the side. Panel enclosed bath with mixer tap and wall mounted hand held shower attachment. Pedestal wash hand basin. Heated towel rail.

**WC** 0' 0" x 0' 0" (0.00m x 0.00m)

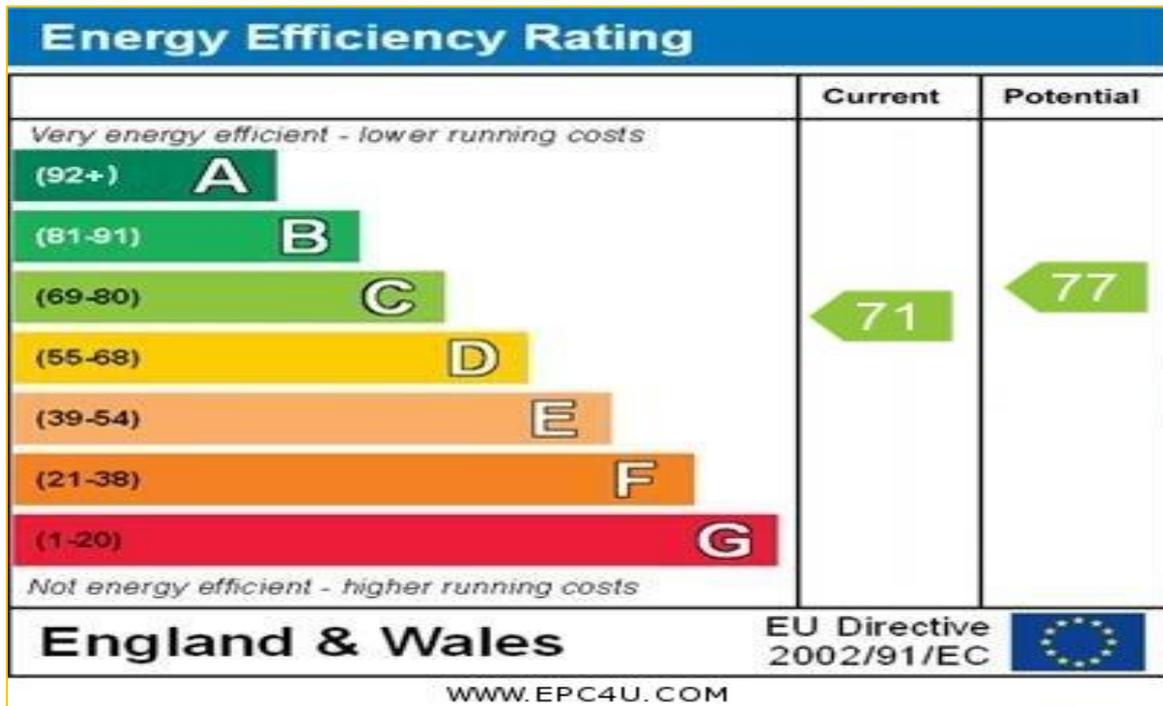
Double glazed window to the side. Low level WC.

**Rear Garden**

Private enclosed rear garden being of a Southerly aspect. Mainly laid to lawn.



traditional values modern thinking



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