



Brougham Road | Worthing | BN11 2PJ

Offers Over £290,000



We are delighted to offer for sale this rarely available and spacious ground floor garden apartment, situated less than 100m from Worthing seafront, close to local shops & amenities. The property is well presented throughout and boasts two double bedrooms, west facing living room, modern fitted kitchen/bathroom, private rear garden and garage.



## Key Features

- Ground Floor Garden Apartment
- Two Double Bedrooms
- Modern Fitted Kitchen & Bathroom
- Well Presented Throughout
- Private Entrance
- Unallocated Parking
- Long Lease & Low Outgoings
- Private Low Maintenance Rear Garden
- Garage
- Close To Shops, Amenities & Mainline Train Station



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

A covered area to the front of the property provides a convenient space to escape the weather with a private front door opening to the generously sized entrance hallway. This welcoming space has access to all rooms, multiple storage cupboards and plenty of space to hang coats and kick off shoes. The west facing living room measures 15'10" x 11'0" and can comfortably fit various living room furniture and a large dining table. The kitchen has been fitted with an array of modern, cream coloured wall and floor mounted units, topped with high quality oak style worktops to create a smart contemporary finish. This bright room has space and provisions for white goods along with direct access/views out onto the private rear garden. The two double bedrooms are similar in size with the main bedroom located to the rear and measuring 14'3" x 11'0" and benefiting from direct views onto the garden making this the perfect way to start the day. The bathroom has been fitted with a modern three piece suite including, a bath with overhead shower, toilet and hand wash basin.

### EXTERNAL

The development is surrounded with well kept communal grounds and offers unallocated residents parking. The apartment offers a private east facing rear garden which has been cleverly designed for a low maintenance lifestyle, with a decked area at the top of the garden and a faux lawn area to the rear. There is an allocated garage located at the rear.

### LOCATION

In East Worthing and within 100 meters from the seafront, the property is ideally situated close to local shops and amenities at near by Ham Road; for a more comprehensive range of shops, bars and restaurants Worthing town centre is less than 1.5 miles away.

Tenure - Leasehold

Lease Length - 149 Years Remaining

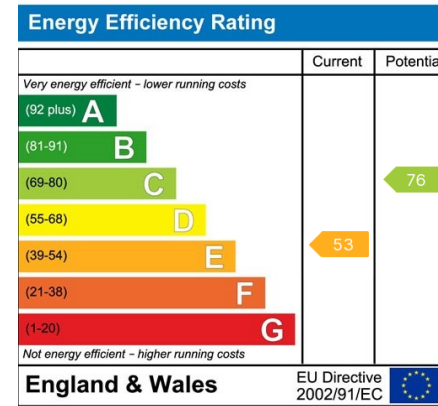
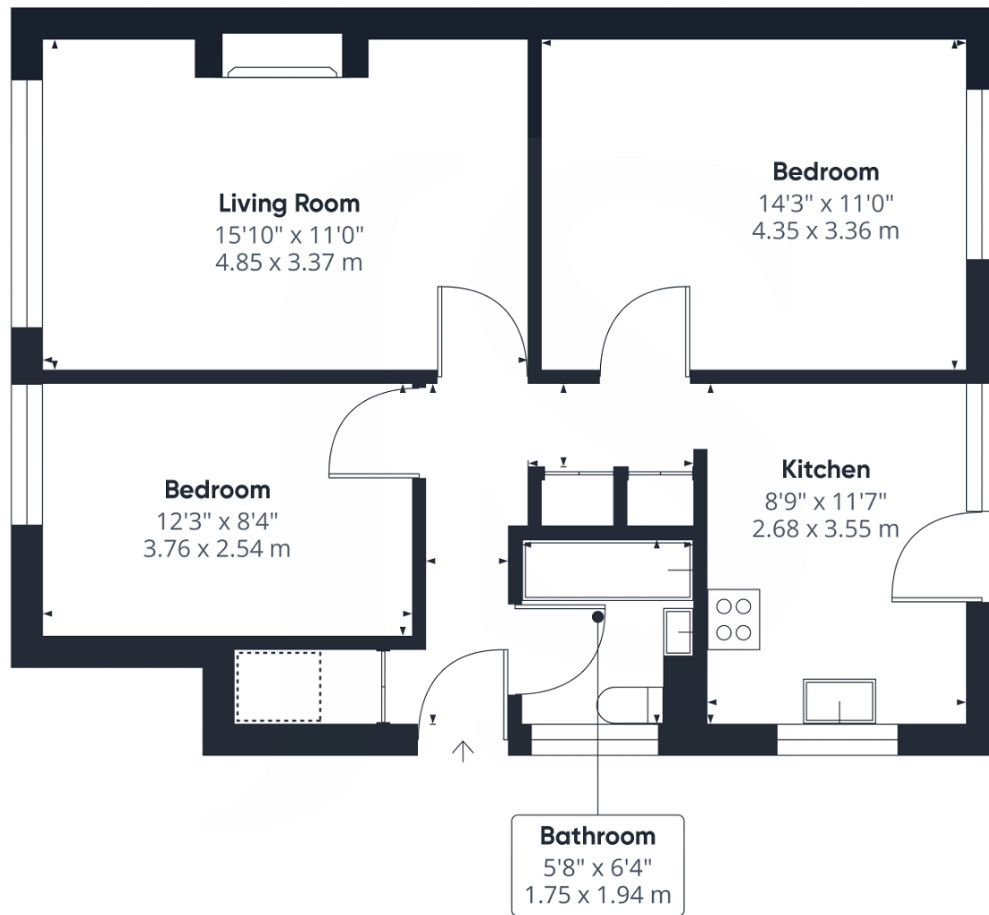
Maintenance - As and When

Building Insurance - £530per annum

Ground Rent - N/a



To book a viewing contact us on: 01903 206000 | [worthing@jacobs-steel.co.uk](mailto:worthing@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)



## Property Details:

Floor area \*as quoted by EPC: 689 SqFt

Tenure: Leasehold

Council tax band: B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.