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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



Bramber Court Bruce Avenue  
, Worthing, BN11 5JZ

Guide price £250,000

Freehold Council Tax Band A



We are delighted to offer for sale this spacious second floor apartment located within an enviable position of West Worthing, just moments from local amenities, transport links and the seafront.

The accommodation comprises entrance hall with storage cupboard, leading to generous modern fitted kitchen/breakfast room with a comprehensive range of base and eye level units, ample work surface areas and a useful built in desk/breakfast bar. A bright, west facing lounge/diner enjoys an abundance of natural light and provides direct access to a private balcony.

There are three bedrooms and shower room with white suite.

Further benefits include double glazing, gas fired central heating, communal gardens, residents' parking (subject to availability) and the property is presented in good decorative order throughout.

Situated in a popular West Worthing residential area, local amenities can be found close by on Goring Road within 200 yards which offers cafes, banks, and convenience stores. Worthing Seafrot is easily accessible just over half a mile away. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres, and leisure facilities is approximately one and a half miles away. The nearest station is West Worthing which is under three quarters of a mile away. Bus services run nearby.

Tenure: Freehold  
Service Charge: £1,200 per annum  
(Approx.)

[Communal Entrance](#)





Stairs To Second Floor

Entrance Hall With Storage Cupboard

Modern Fitted Kitchen  
22'1 x 8'4 (6.73m x 2.54m)

West Facing Living Room  
19'1 x 13" (5.82m x 3.96m)

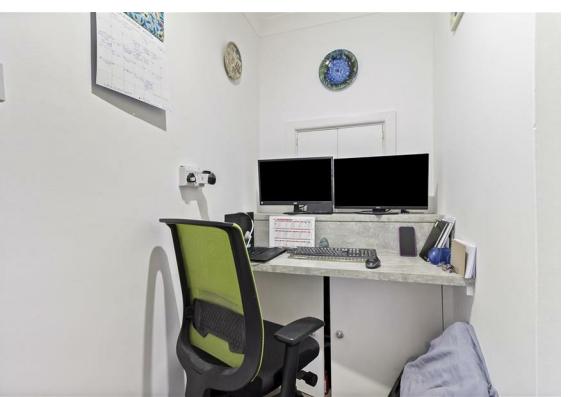
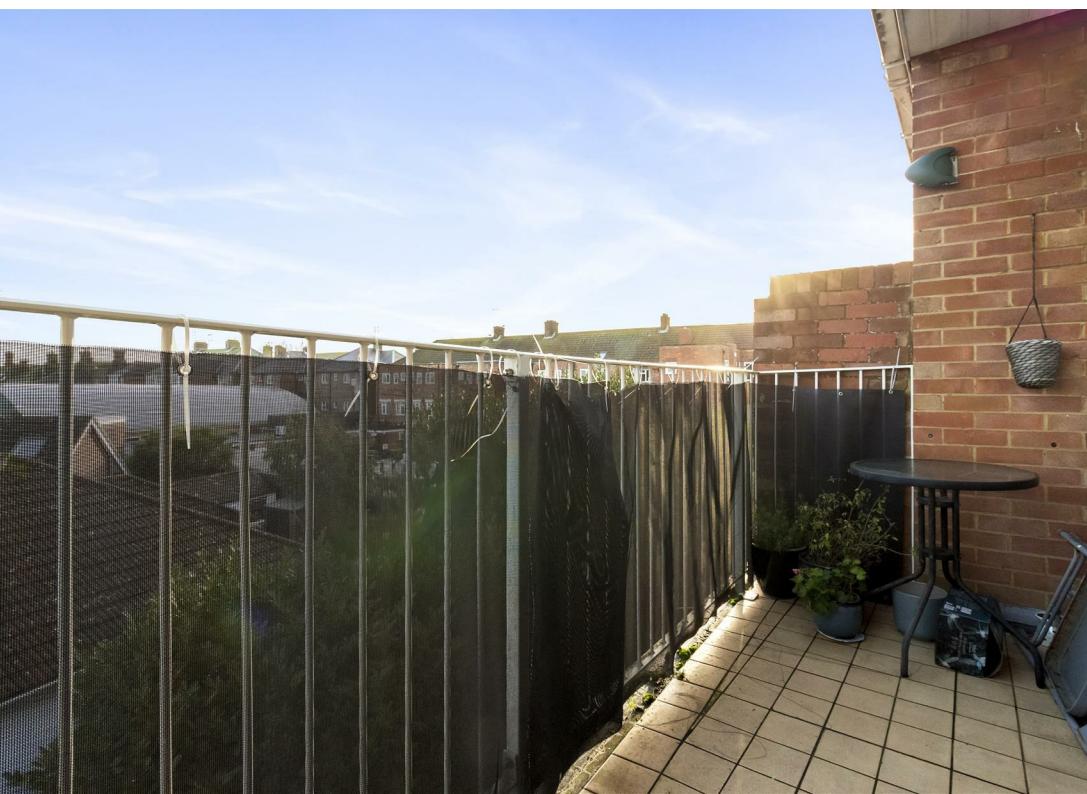
Balcony

Bedroom With Fitted Cupboard  
12'7 x 9'4 (3.84m x 2.84m)

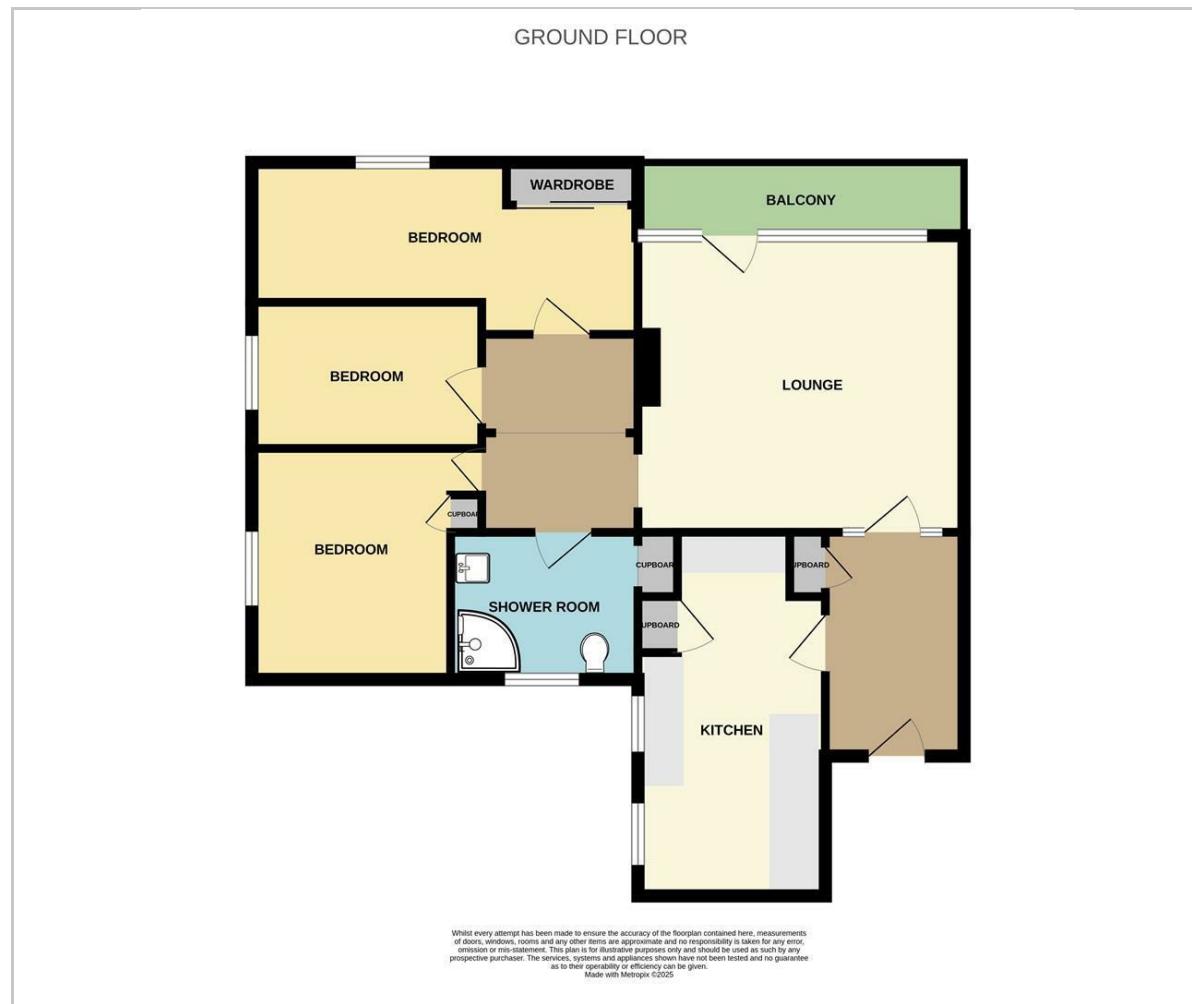
Bedroom With Fitted Wardrobe  
13'7 x 6'5 (4.14m x 1.96m)

Bedroom  
10" x 6'5 (3.05m x 1.96m)

Shower Room



## Floor Plan



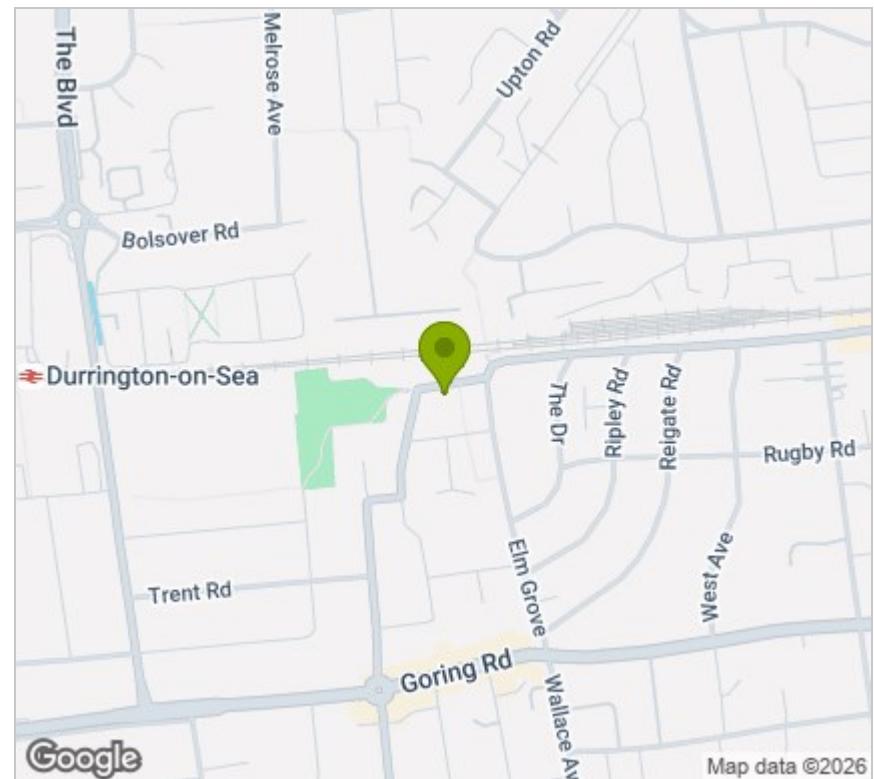
## Viewing

Please contact our Worthing Office on 01903 958770  
if you wish to arrange a viewing appointment for this property or require further information.

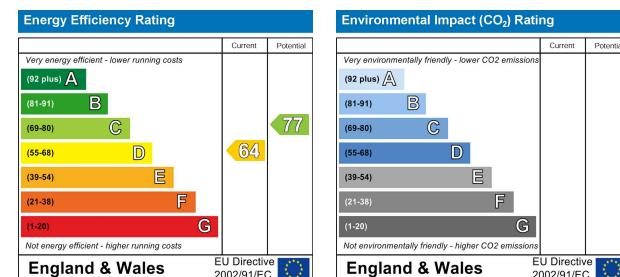
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All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

## Area Map



## Energy Efficiency Graph



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