



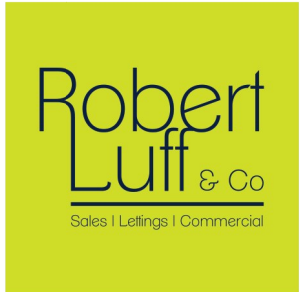
## Bramber Road, Worthing

Guide Price  
**£435,000**  
Freehold

- End-Of-Terraced Family Home
- Three Bedrooms
- Spacious Lounge
- Garage
- Double Glazing Throughout
- Off-Road Parking
- Council Tax Band - C
- EPC Rating - TBC

We are delighted to offer to the market this end-of-terrace family home situated in the heart of Broadwater, close to local shopping facilities, parks, schools, bus routes and easy access to both the A24 and A27. The accommodation offers three bedrooms, spacious lounge/ diner, kitchen and a family bathroom. Other benefits include a rear garden, garage and front garden.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
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## Accommodation

### Front Garden

Off road parking for multiple cars. Side access. Lawn with mature bushes.

### Hallway

Double glazed door to front. Coving. Radiator. Double glazed window to side. Under stairs storage. Thermostat.

### Lounge/ Diner 23'2" x 12'9" (7.07 x 3.91)

Coving. Dual aspect double glazed window and sliding door to rear garden. Electric fire with hearth and surround. Radiator. Shelving.

### Kitchen 8'8" x 8'5" (2.65 x 2.59)

Wall, draw and base units. One and a half basin/ drainer. Dual aspect double glazed windows and door to side access leading to garage. Space for oven and gas with overhead extractor. Coving. Tiled splashback. Space for washing machine, fridge/ freezer and dish washer. Worcester boiler.

### Landing

Loft hatch - partially boarded with loft ladder. Double glazed window. Coving.

### Bathroom 5'5" x 5'1" (1.66 x 1.55)

Double glazed window. WC. Bath with Triton shower. Basin. Fully tiled.

### Bedroom One 12'10" x 10'11" (3.93 x 3.34)

Radiator. Double glazed window. Picture rail. Storage cupboard.

### Bedroom Two 12'0" x 10'8" (3.68 x 3.27)

Radiator. Double glazed window. Picture rail. Storage cupboard.

### Bedroom Three 8'6" x 7'11" (2.61 x 2.42)

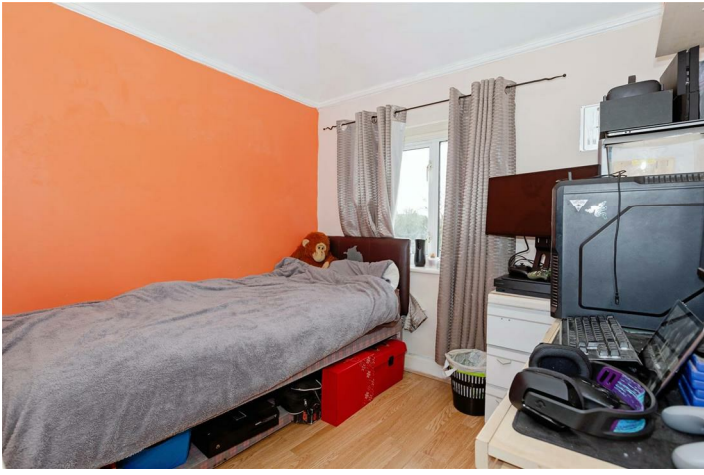
Radiator. Double glazed window. Picture rail. Storage cupboard.

### Garden

Patio. Lawn. Door to garage. Vegetable patch. Shed. Mature trees and bushes.

### Garage

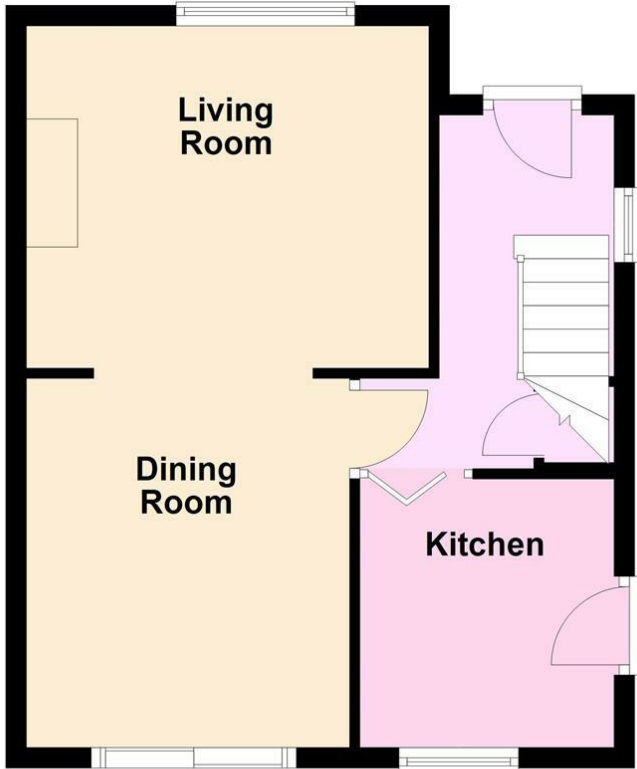
Up and over door.



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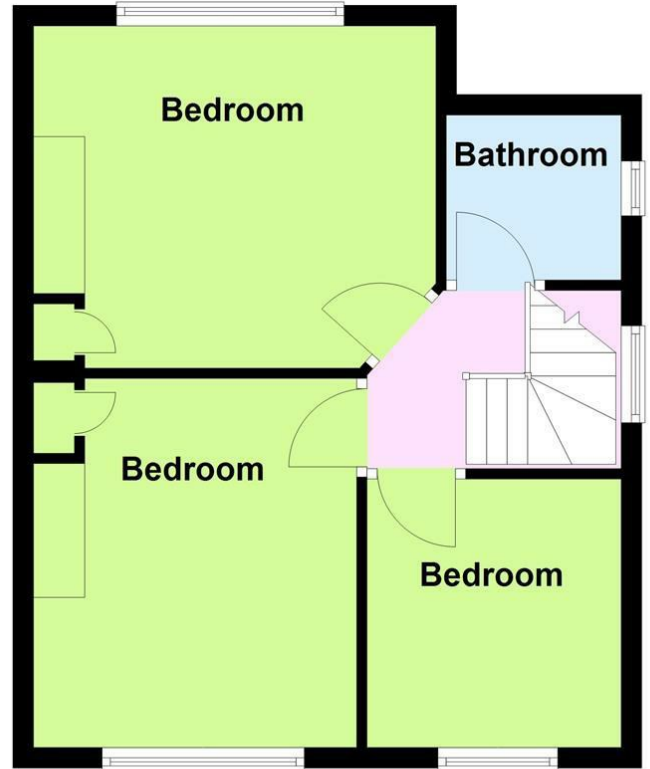
**Ground Floor**

Approx. 38.8 sq. metres (417.2 sq. feet)



**First Floor**

Approx. 38.8 sq. metres (417.2 sq. feet)



Total area: approx. 77.5 sq. metres (834.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.