



Offers In Excess Of
£260,000
Leasehold

Brougham Road, Worthing

- Ground Floor Flat
- Two Good-Sized Bedrooms
- Private Rear Garden
- Family Bathroom
- Spacious Lounge/Diner
- Council Tax Band - B
- Modern Kitchen
- EPC Rating - TBC

We are delighted to offer to the market this beautifully presented ground floor flat, ideally situated just yards from the beach with local shops, schools, parks, bus routes and the mainline station nearby. Accommodation offers an entrance hallway, lounge/dining room, modern kitchen, two double bedrooms and a family bathroom. Other benefits include being recently redecorated throughout and having a private rear garden.

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Accommodation

Hallway

Radiator. Storage cupboards with shelving, water tank, and electric meter. picture rail.

Kitchen 11'3" x 9'0" (3.45 x 2.75)

Dual aspect double glazed window and door to garden. White wall, base and draw units. Four ring gas hob and overhead extractor fan. Electric oven. Basin and drainer. Space for fridge/freezer and washing machine. Tiled splashback. Radiator. Wall mounted thermostat.

Lounge/Diner 15'6" x 10'6" (4.73 x 3.22)

Double glazed window with made to measure blinds. Parquet flooring. Open fireplace with surround and hearth. Radiator. Picture rail.

Bedroom One 14'0" x 10'7" (4.29 x 3.23)

Radiator. Double glazed window.

Bedroom Two 11'11" x 7'11" (3.64 x 2.42)

Radiator. Double glazed window with made to measure blind.

Bathroom 6'3" x 5'2" (1.92 x 1.58)

Double glazed frosted window. Low level flush WC. Bath with shower screen and wall mounted Triton shower. Part tiled. Basin and pedestal.

Garden

Side access. Patio and hard standing. Lawn area. Flower beds and bushes. Timber built shed. Coal shed with water butt.

Tenure

Approximately 122 years remaining on the lease.

Annual Ground Rent - Peppercorn

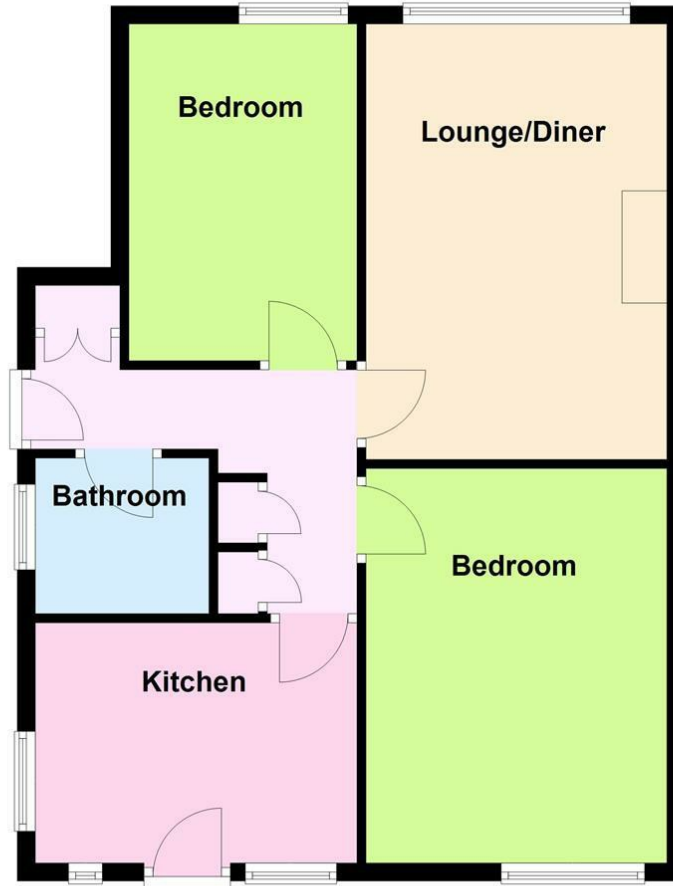
Annual Maintenance - Peppercorn



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Floor Plan

Approx. 62.7 sq. metres (675.3 sq. feet)



Total area: approx. 62.7 sq. metres (675.3 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.