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Description

We are delighted to offer to the market this extremely well presented and beautifully refurbished first floor flat, ideally situated just yards from the beach with local shops, schools, parks, bus routes and the mainline station nearby.

Accommodation offers a kitchen/breakfast room, lounge/diner, two double bedrooms and a family bathroom. The property also benefits from a private rear garden, parking and a garage.



Key Features

- Beautifully Presented First Floor Flat
- Kitchen/Breakfast Room
- VENDOR SUITED
- Private Rear Garden
- Parking
- Two Double Bedrooms
- Lounge/Diner
- Gas Fired Central Heating
- Garage
- Council Tax Band B





Private front door and stairs leading to first floor.

Kitchen/Breakfast Room
3.43 x 2.55 (11'3" x 8'4")

Range of wall and base units with matte effect finish and wood effect worktops, multiple plug sockets, large ceramic sink with drainer, new electric oven with four ring gas burner, new stainless steel extractor hood, space for washing machine, space for full size dishwasher, space for fridge/freezer, extended worksurface ideal for breakfast bar, radiator, tiled floors, spotlights, large double glazed window overlooking the garden.

Lounge/Diner
4.95 x 3.22 (16'2" x 10'6")

Original parquet flooring, grey slimline radiators, ceiling spotlights, space for four seater dining table and large double glazed window with westerly aspect.

Bedroom One
4.22 x 3.23 (13'10" x 10'7")

Ceiling spotlights, double glazed window overlooking private garden, radiator, carpets, built in wardrobes and tv point.

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

Ceiling spotlights, built-in wardrobe with shelving and hanging rail, cupboard housing combi boiler, carpets and double glazed window with westerly aspect.

Bathroom
2.19 x 1.56 (7'2" x 5'1")

Heated towel rail, bath with handheld shower and rainfall shower, part tiled walls, low level flush WC with built in storage, frosted double glazed window, low level wash hand basin with built in vanity unit, and mirrored cupboard.

Private Rear Garden

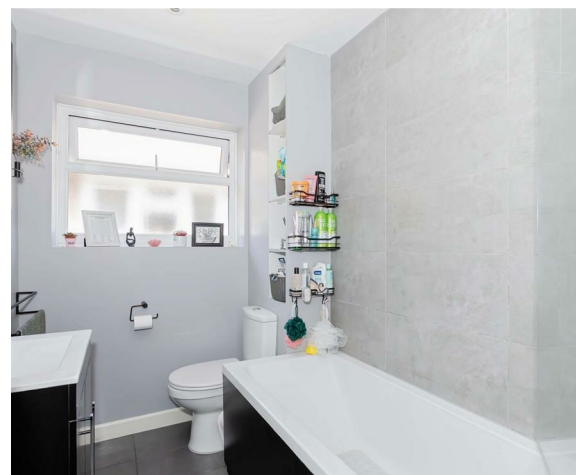
Storage shed, outside power, brick built barbecue, decking area ideal for seating, and outside tap.

Garage

With up and over door and parking. The current owners rent out the garage privately for £100 per calendar month.

Tenure

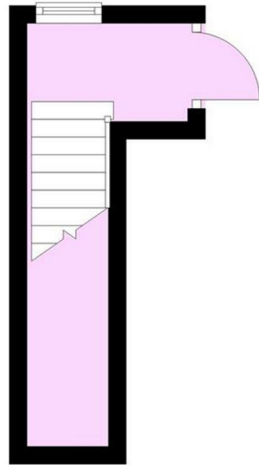
Leasehold - 89 years remaining.
Ground Rent: £150 per annum.



Floor Plan Brougham Road

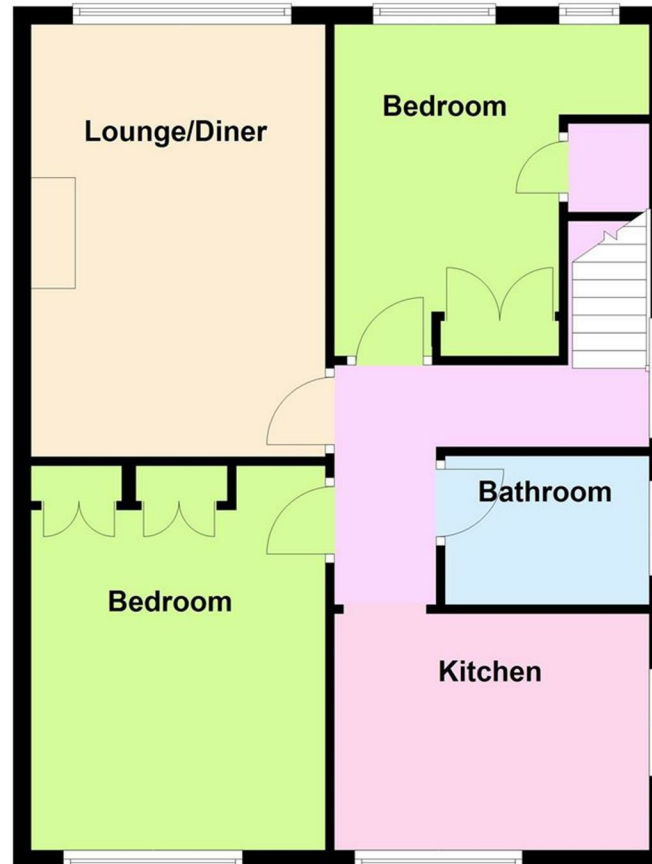
Ground Floor

Approx. 5.4 sq. metres (58.0 sq. feet)



First Floor

Approx. 65.1 sq. metres (700.7 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.

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