



Bramble Close, Worthing, West Sussex BN13 3HZ

Guide Price **£199,950**



Property Type: Flat

Bedrooms: 2

Bathrooms: 1

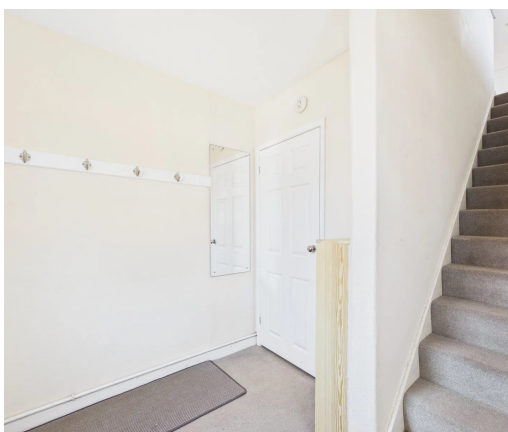
Receptions: 1

Tenure: Leasehold

Council Tax Band: B

- First Floor Flat
- Two Bedrooms
- Lounge
- Fitted Kitchen
- Private South Facing Rear Garden
- Two Brick Storage Units
- Chain Free
- Low Maintenance
- 177 Year Lease Remaining
- Close to Local Amenities

A spacious purpose-built first floor apartment offering bright and well-proportioned accommodation throughout. The property features two double bedrooms, a generous south-facing lounge, fitted kitchen, modern shower room and excellent built-in storage. Further benefits include its own private entrance, a private south-facing rear garden with a brick-built storage unit and the added advantage of being offered for sale with no ongoing chain, making it an ideal first-time purchase, investment or downsize opportunity.





INTERNAL

The property is accessed via its own private street entrance, leading into an entrance lobby with useful storage cupboard and stairs rising to the first floor. The hallway provides further built-in storage, creating a practical and welcoming introduction to the home.

The bright south-facing lounge is filled with natural light and offers a comfortable space for relaxing and entertaining. The fitted kitchen is equipped with a range of wall and base units, ample worktop space, an integrated electric hob with extractor above and oven below, space for a fridge/freezer and plumbing for a washing machine.

There are two double bedrooms, with the principal bedroom benefiting from fitted wardrobes, while the second bedroom features a useful built-in shelving unit. Completing the accommodation is a shower room, fitted with a corner shower cubicle, vanity wash hand basin with storage beneath, low-level WC and part-tiled walls.

EXTERNAL

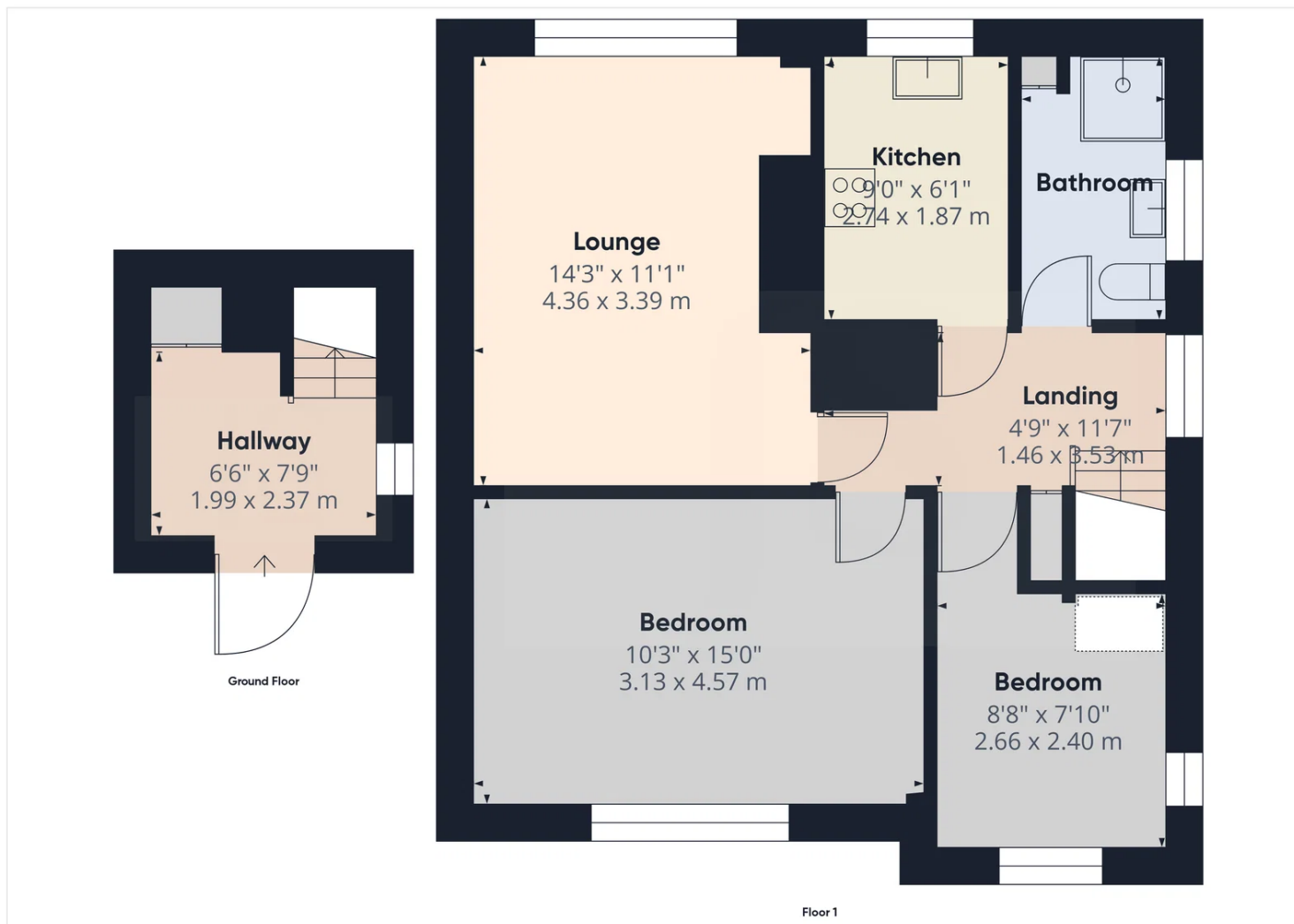
A particular feature of the property is the private south-facing rear garden, accessed via the side of the building. Enjoying a sunny aspect, the garden is mainly laid to lawn with mature trees and established shrubs, creating a secluded outdoor space to relax and unwind. Two secure brick-built storage units provides excellent additional storage.

TENURE

Leasehold - 177 years remaining

Service Charge & Ground Rent - £257.80 pa Including building insurance





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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

Whilst we endeavour to make our properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.