



PEAR  
PROPERTIES

# Court Flats Brougham Road, Worthing

Worthing

Guide Price **£260,000**



## Court Flats Brougham Road

Worthing, Worthing

Chain free ground floor flat near Worthing seafront with private entrance, spacious living room, two double bedrooms, fitted kitchen, shower room, patio, and garden.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Ground Floor Purpose Built Flat With Private Entrance
- Two Double Bedrooms
- Private Rear Garden
- Spacious & Bright Living Room
- Close To Worthing Seafront & Town Centre
- Fully Tiled Shower Room
- Fitted Kitchen
- Chain Free
- Outbuilding & Garage
- Please Take A Look At Our Virtual Tour



### Lounge

15' 9" x 10' 11" (4.81m x 3.32m)

A spacious living room with feature fireplace, parquet flooring and large window to the front.

### Bedroom One

14' 4" x 10' 11" (4.37m x 3.33m)

Good sized double bedroom, window overlooking garden.

### Bedroom Two

12' 2" x 8' 3" (3.72m x 2.52m)

Good sized double bedroom with window to the front

### Kitchen

8' 10" x 11' 7" (2.69m x 3.53m)

A modern kitchen with a fitted oven and hob, space for a appliances, door leading to the garden.

### Bathroom

5' 6" x 6' 4" (1.68m x 1.94m)

Fully tiled bathroom comprising shower cubicle, WC and hand wash basin

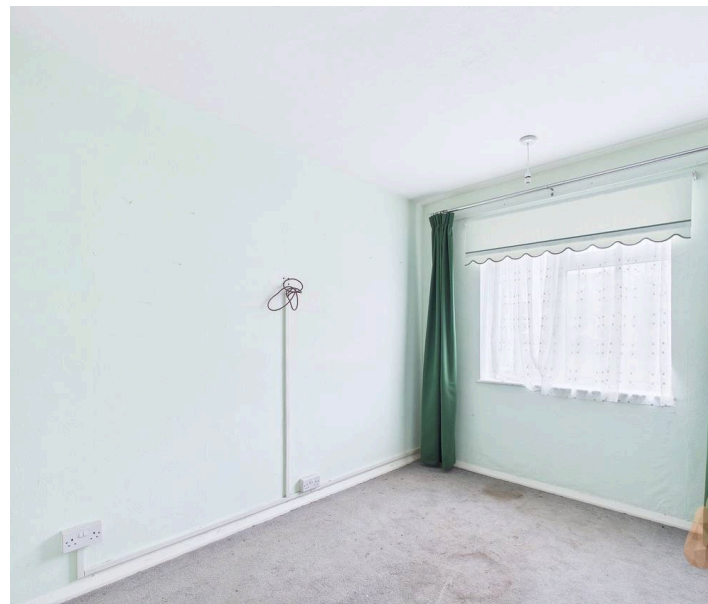


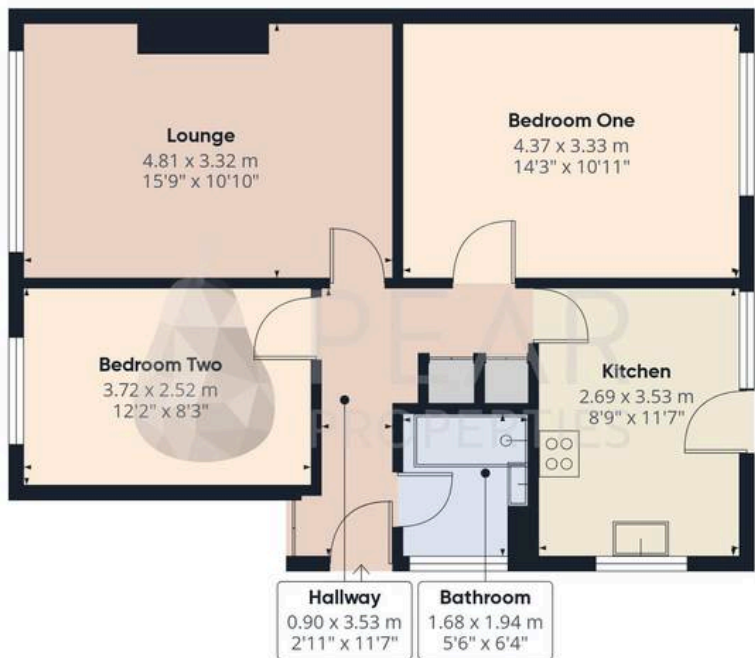
## GARDEN

A good sized rear garden laid mainly to lawn with patio leading from the kitchen. Workshop at the end of the garden

## GARAGE

Single Garage





Ground Floor Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area<sup>(1)</sup>

79.4 m<sup>2</sup>  
853 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



# Pear Properties

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