



ASPIRE RESIDENTIAL

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Bramble Lane, Worthing

£1,350 Per Month

Available from the end of August, this well-presented two-bedroom first floor home offers bright, practical accommodation with the added benefit of a private entrance, off-road parking and its own south-facing rear garden.

The property opens into an entrance hall with excellent storage, including two walk-in cupboards, with stairs rising to the first floor. The south-facing lounge provides a comfortable living space with a feature gas fire, while the newly fitted kitchen overlooks the rear garden and includes a fitted oven, gas hob, space for appliances and further recessed storage.

There are two bedrooms, a modern refitted bathroom with curved bath and shower over, plus additional landing storage and loft access. Outside, the front provides an off-road parking space, while the private south-facing rear garden is laid to lawn with a paved patio and two brick-built storage sheds. Further benefits include double glazing and gas heating.



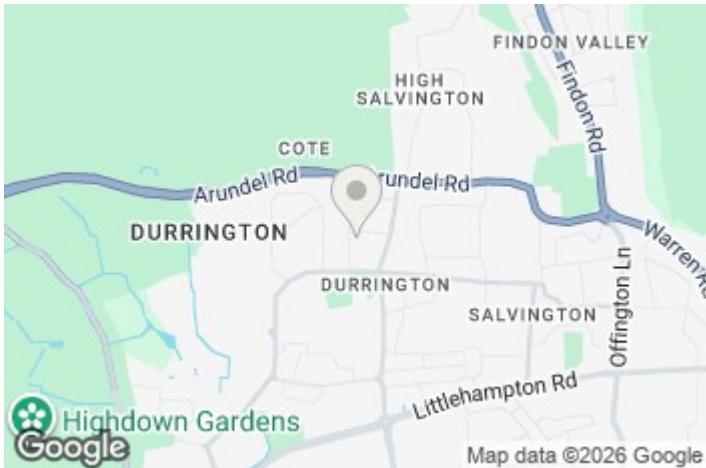
Council Tax Band:

- Private entrance with useful storage
- Bright south-facing lounge
- Refitted bathroom with shower
- Off-road parking space to front
- Available from end of August
- Two-bedroom first floor home
- Newly fitted modern kitchen
- Private south-facing rear garden
- Double glazing and gas heating
- Two brick-built garden storage sheds



The property is conveniently positioned within a popular residential area, offering easy access to local shops, amenities, schools and public transport links. Nearby bus routes provide straightforward connections into Worthing town centre and surrounding districts, while local shopping parades and everyday services help make the location practical for day-to-day living.

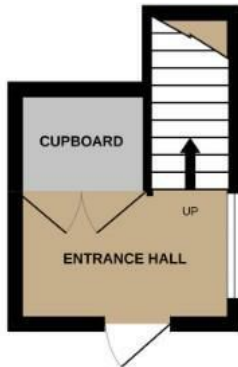
Worthing town centre offers a wider choice of shops, cafés, restaurants, leisure facilities, theatres and the historic seafront promenade. The beach and nearby green spaces provide excellent options for outdoor recreation, while railway connections from the wider Worthing area offer links along the south coast and towards London.



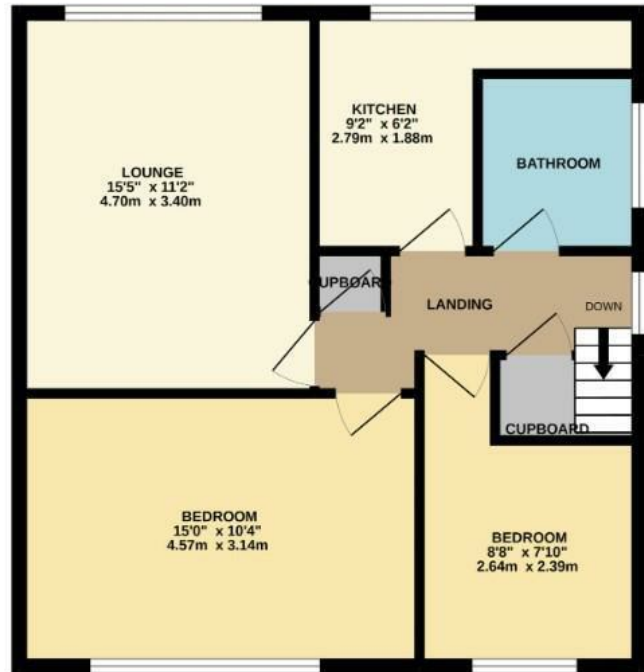
EPC Rating:

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		

GROUND FLOOR
83 sq.ft. (7.7 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 661 sq.ft. (61.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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