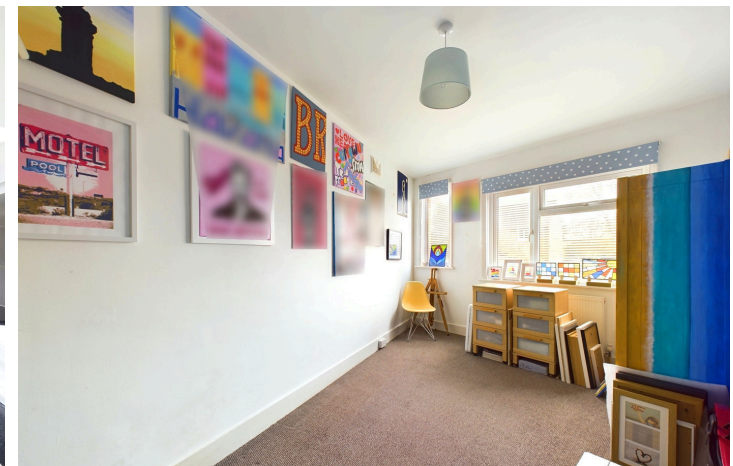




Brougham Road | East Worthing | Worthing | BN11 2PH
Offers In Excess of £275,000



We are delighted to offer for sale this well presented and rarely available ground floor garden apartment, situated less than 150 meters from Worthing seafront, close to local shops and amenities. The property boasts two double bedrooms, south facing living/dining room, modern fitted kitchen and bathroom, west facing private rear garden and off road parking. The property is being sold with the vendor suited.



Key Features

- Ground Floor Garden Apartment
- Two Double Bedrooms
- West Facing Living/Dining Room
- Share of Freehold
- Modern Fitted Kitchen
- Long Lease
- West Facing private Rear Garden
- Off Road Parking
- Vendor Suited
- Less Than 150m From Worthing Seafront



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The private front door opens into a light and airy entrance hall, which has access to all rooms, a large storage cupboard and plenty of space to hang coats and store shoes. The living/dining room measures a generous 15'4" x 11'10", providing plenty of space for both living and dining room furniture. This large room faces west and benefits from stunning views onto the mature rear garden, which can be accessed via a double glazed patio door, transforming this room into a bright and pleasant space all year round. The kitchen also faces due west and has been fitted with an array of modern wall and floor mounted white gloss units, topped with dark laminated worktops to create a smart and contemporary finish. To the rear of the kitchen is a cleverly designed utility area, which has space and provisions for various white goods. The bay fronted main bedroom benefits from the morning sun by facing east and measures a substantial 14'4" x 12'5", comfortably allowing space for a large double bed and various bedroom furniture items. The second bedroom is also located at the front of the property and has plenty of space for a double bed alongside multiple bedroom items. The bathroom has been fitted with a modern three piece suite including a bath with overhead shower, toilet and hand wash basin.

EXTERNAL

The property benefits from off road parking to the front of the development. The mature private rear garden faces west has been cleverly designed for a low maintenance lifestyle but to also please those who have an interest in garden. The rear of the garden has been laid with faux lawn, with the top of the garden being decked and plenty of space for multiple plant pots/flowers. There is space for an outdoor garden swing sheltered by a wooden pergola.

LOCATION

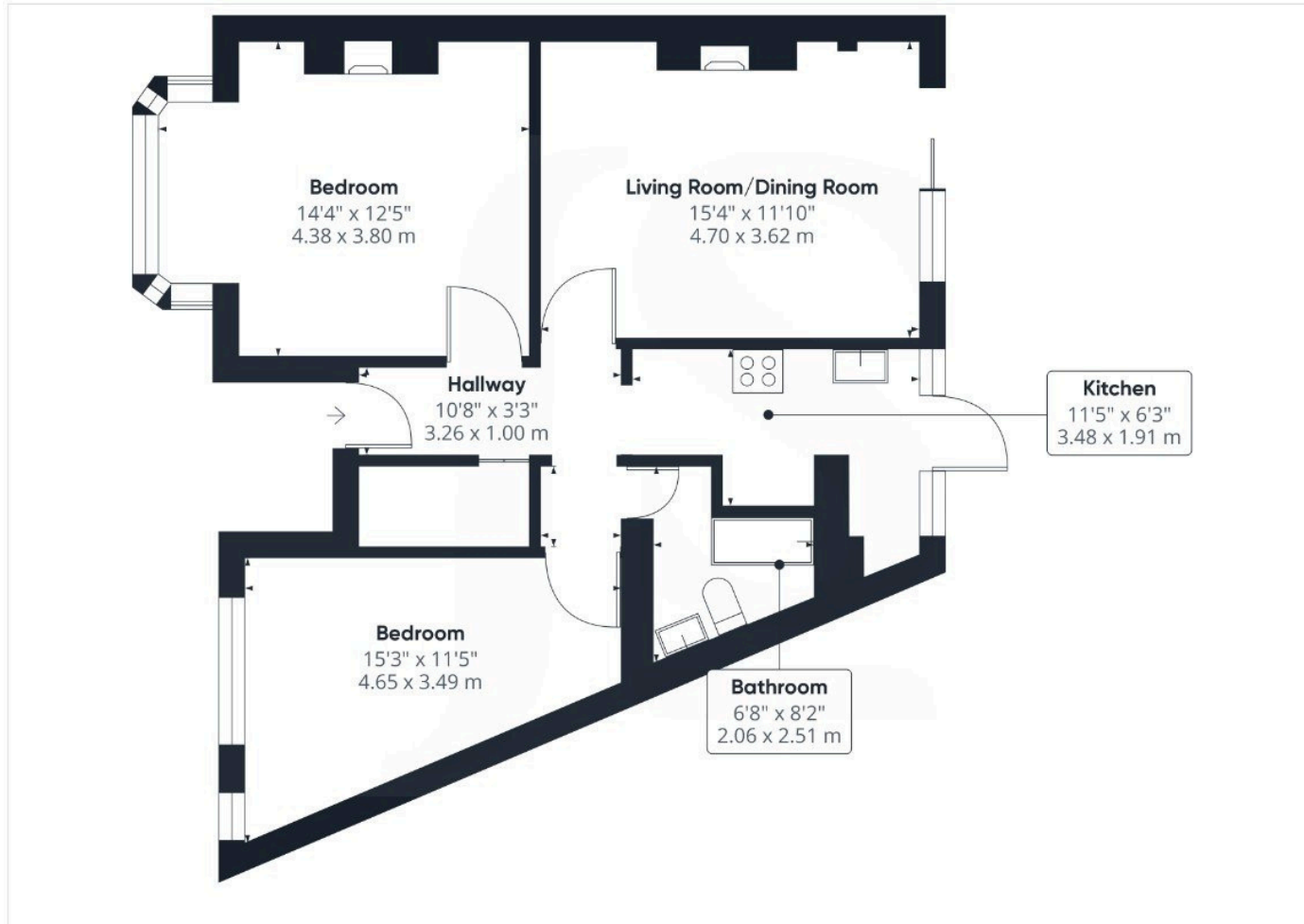
In East Worthing and within 150 meters from the seafront, the property is ideally situated close to local shops and amenities at near by Ham Road; for a more comprehensive range of shops, bars and restaurants Worthing town centre is less than 1.5 miles away.


Tenure: Share of Freehold / 993 years remaining

Maintenance: 50% Share of works - As and when

Ground Rent: N/a





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Property Details:

Floor area *as quoted by EPC: 721 SqFt

Tenure: Share of Freehold

Council tax band: A

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