



GF 67 Bruce Avenue | Worthing | BN11 5LA
Asking Price Of **£230,000**



We are delighted to offer this immaculately presented, purpose built ground floor flat to the market in the popular Bruce Avenue offering private front & rear garden, parking and share of freehold. The property has one double bedroom, refitted kitchen, west facing lounge and bathroom.



Key features:

- Ground Floor Purpose Built Flat
- Private Rear Garden
- One Double Bedroom
- Bay Fronted West Facing Lounge
- Refitted Kitchen
- Bathroom
- Low Outgoings
- 990 Year Lease & Share Of Freehold
- Off Road Parking
- Close to Goring Road Shopping Facilities

 1 Bedroom

 1 Bathroom

 1 Living Room

INTERNAL A communal front door leads you to a shared lobby with private front door to the hallway which boasts storage cupboards, doors to all rooms and a recessed area, ideal for a desk and home office. The lounge is to the front of the property and faces west with a feature bay window and open fireplace (unused by current owner). The refitted kitchen has a range of wall and base units, fitted worksurface, circular sink and drainer with mixer tap, integrated gas hob with oven beneath and concealed extractor fan above, space for washing machine, tumble drier and fridge freezer and a door offering access to the side of the property and rear garden. The double bedroom is to the rear of the property with window overlooking the private garden. The modern bathroom benefits from a panel enclosed bath with shower above, hand wash basin and W.C.

EXTERNAL To the front of the property is a private front garden laid partly to lawn with flowerbed borders and partly to driveway offering parking for one vehicle with the potential to extend the driveway further. There is a gated side access which leads to a side access with shed and to the rear garden which is fence enclosed and laid to lawn with patio area .

SITUATED In the popular Bruce Avenue, the flat is 0.6 miles from West Worthing train station. Bus routes run on the close by West Worthing high street, which offers eateries, convenience stores, pharmacy and banks. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1.4 miles away.

ENTRANCE HALL

LOUNGE 14' 0" x 10' 8" (4.27m x 3.25m)

KITCHEN 11' 4" x 5' 7" (3.45m x 1.7m)

BEDROOM 13' 4" x 10' 9" (4.06m x 3.28m)

BATHROOM

TENURE Leasehold & Share of Freehold

Approx 990 years remaining

Maintenance 50/50 as & when

Ground rent £25 p.a.

Council Tax Band A



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Property Details:

Floor Area: 495 sq ft (46 sq m) – Floor area is quoted from the EPC

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.