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C



Description

Robert Luff & co are pleased to present this large three double bedroom first floor flat located in popular Rustington. The property is well presented with three double bedrooms, kitchen, lounge / diner and modern bathroom. The property also benefits gas fired central heating, double glazing and a garage located in the compound. There is residents parking which is on a first come first serve basis too. Bramber Square is located close to Rustington high street with a range of shops available, the train station, bus stops and other amenities are very close too. Internal viewing advised.

Key Features

- Purpose Built Flat
- Well Presented
- Residents Parking
- Leasehold
- Council Tax Band - C
- Three Bedrooms
- Generous Size
- Garage
- EPC - C





Entrance Hall

Lounge / Diner

7.00 x 3.40 (22'11" x 11'1")

Kitchen

3.30 x 2.20 (10'9" x 7'2")

Bathroom

2.80 x 1.80 (9'2" x 5'10")

Bedroom One

3.90 x 3.40 (12'9" x 11'1")



Bedroom Two

3.90 x 2.80 (12'9" x 9'2")

Bedroom Three

3.90 x 2.40 (12'9" x 7'10")

Garage

Located in compound

Agents Note

Lease - 937 years

Service charge: £2,000

Ground rent: £200

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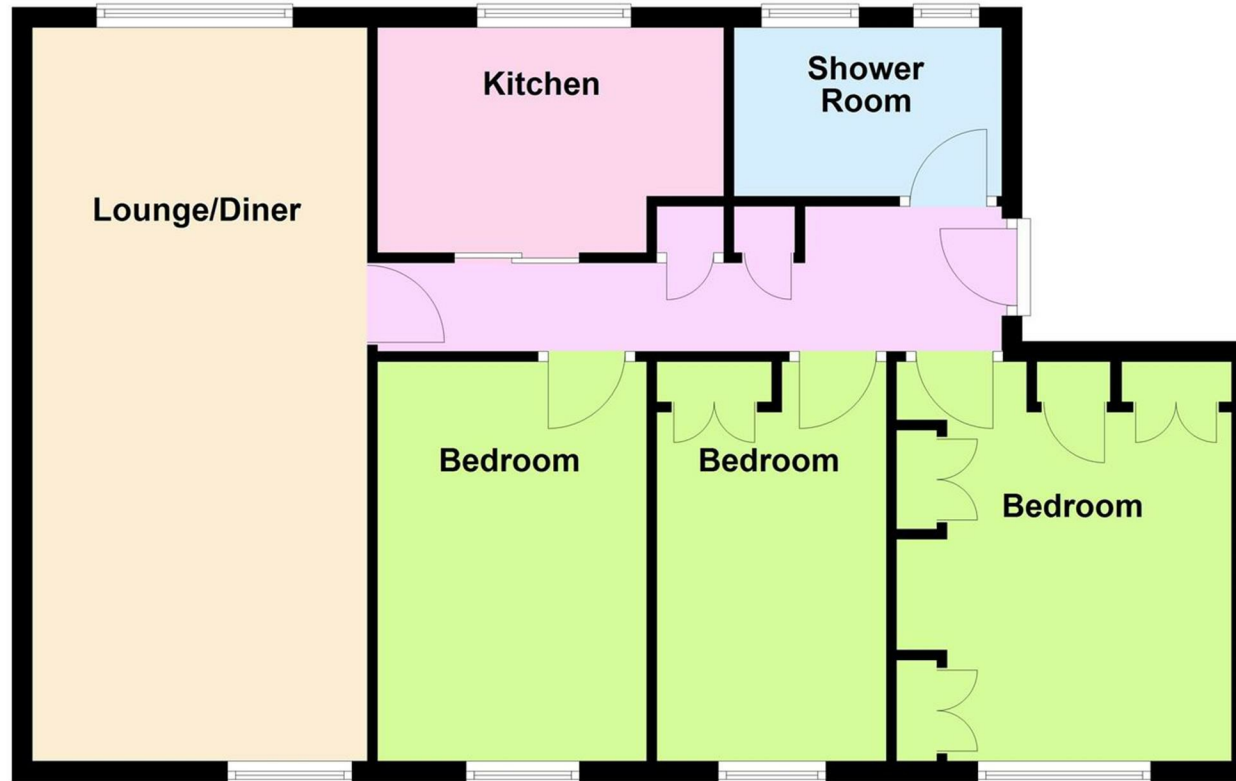
2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR | 01903 331567 | goring@robertluff.co.uk

Robert
Luff & Co

Floor Plan Bramber Square

Floor Plan

Approx. 78.9 sq. metres (849.4 sq. feet)



Total area: approx. 78.9 sq. metres (849.4 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs Very environmentally friendly - lower CO₂ emissions			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs Not environmentally friendly - higher CO₂ emissions			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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01903 331567 | goring@robertluff.co.uk

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Luff & Co