



## Brougham Road., Worthing

- First Floor Flat
- Two Bedrooms
- Open Day 4th of November
- Double Glazing
- EPC Energy Rating D (60)
- Council Tax Band - A
- Available Early November

Fees Apply  
£1,100 Fees Apply

Discover coastal living at its finest with this enchanting 2 double bedroom ground floor garden flat on Brougham Road. Immerse yourself in the soothing ambiance of seaside living, just a stone's throw away from the sun-kissed sands and gentle waves of the beach.

Step into modern comfort with a fully redecorated interior, offering a stylish and spacious front room that invites relaxation. The property boasts a modern fitted kitchen, perfect for culinary adventures or quiet moments of reflection.

Parking is a breeze with off-street space for multiple cars, adding a touch of convenience to your coastal retreat. Enjoy ample storage, enhancing the practicality of this delightful abode. Seize the opportunity for a beachside lifestyle – this property is available now, beckoning you to make it your home.

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## Accommodation

### STAIRCASE TO FIRST FLOOR

#### Entrance Lobby

Brand new vinyl door to:-

#### Entrance Hall

Laminate flooring.

#### Lounge 15'11" x 9'11" (4.85m x 3.02m)

Electric heater. Electric fire. Double glazed window. Brand new carpet. Built in cupboard.

#### Kitchen 11' x 4'4" (3.35m x 1.32m)

White wall & base units. Built in cooker. Plumbing for a washing machine. Laminate flooring. Double glazed window.

#### Inner Hall

Brand new carpet. Firing cupboard.

#### Bedroom One 9'7" x 8'11" (2.92m x 2.72m)

Double glazed window. Electric heater. Built in double wardrobe with sliding doors. Brand new carpet.

#### Bedroom Two 14'7" x 6'4" (4.45m x 1.93m)

Electric heater. Double glazed window. Brand new carpet. Built in double wardrobe with sliding doors.

#### Bathroom

White suite of bath with electric shower over. Pedestal wash hand basin. Brand new vinyl flooring. Double glazed window.

#### Separate W.C

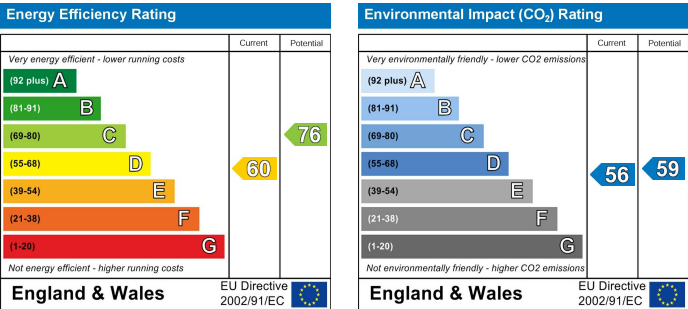
White W.C. Brand new vinyl flooring.



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