



Offers Over  
**£185,000**  
 Leasehold

## Brougham Walk, Worthing

- Ground Floor Flat
- Residents Parking
- Investment Opportunity
- Leasehold
- Two Bedrooms
- Long Lease
- EPC Rating - E (52)
- Council Tax Band - B

Robert Luff and Co are delighted to offer to the market this ground floor flat, situated in East Worthing, close to local shopping facilities, parks, schools, the beach, bus routes and mainline station. Accommodation offers lounge, kitchen, inner hall, two bedrooms and bathroom. Other benefits include long lease and private entrance.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
 Luff & Co**  
 Sales | Lettings | Commercial



## Accommodation

### Entrance

Private entrance.

### Lounge 12'6" x 12'5" (3.82m x 3.81m)

Double-glazed window. Night storage heater.

### Kitchen 9'10" x 5'6" (3.0m x 1.7m)

A range of matching wall and base units. Worktop incorporating a stainless steel sink unit with drainer. Space for fridge freezer. Space for cooker. Space and plumbing for washing machine.

### Shower Room

Shower. Pedestal wash hand basin. Low level flush WC. Part tiled walls. Double-glazed window.

### Inner Hallway

Cupboard housing immersion heater with shelving.

### Bedroom One 10'2" x 9'10" (3.1m x 3.0m)

Double-glazed window. Night storage heater.

### Bedroom Two 9'3" x 8'9" (2.82m x 2.67m)

Double-glazed window. Night storage heater.

### Outside

Residents Parking

### Tenure

Leasehold - 961 years remaining  
Maintenance - £2055 per annum  
Ground Rent - £0

### Agents Note

The photographs were taken before the current tenancy, there may be some differences upon viewing the property



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

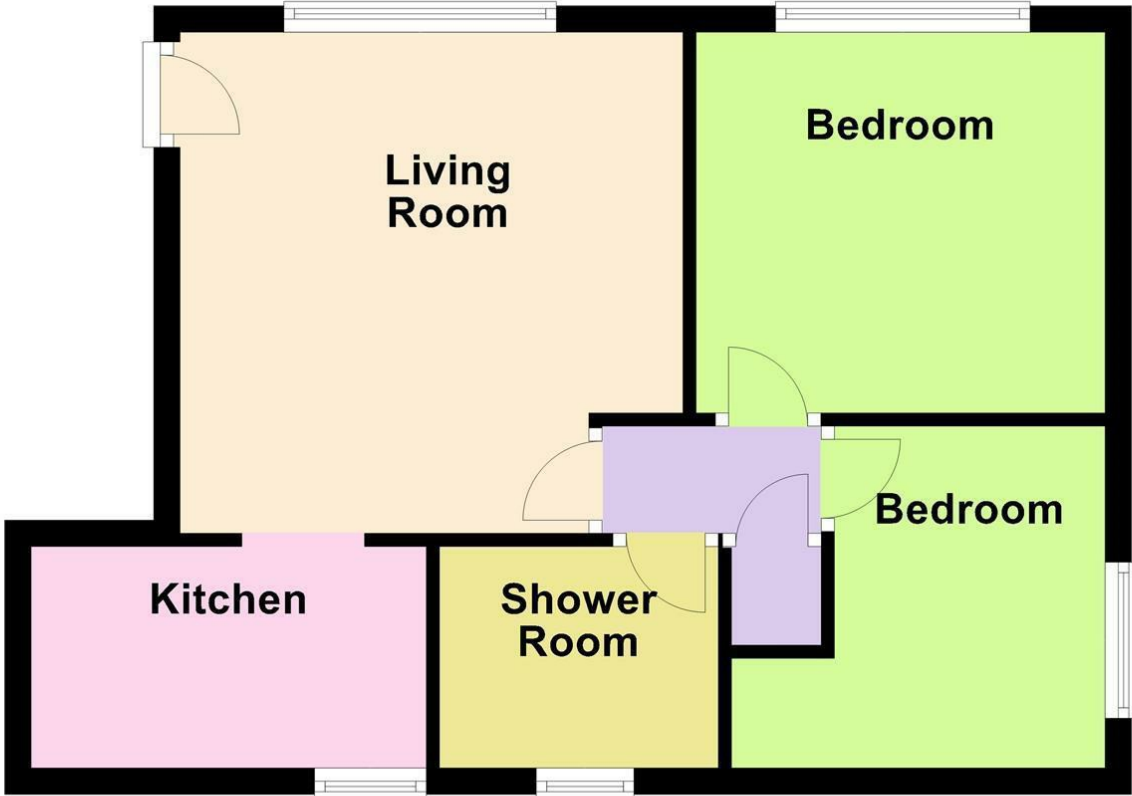
T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)

[www.robertluff.co.uk](http://www.robertluff.co.uk)



## Floor Plan

Approx. 41.1 sq. metres (442.9 sq. feet)



Total area: approx. 41.1 sq. metres (442.9 sq. feet)

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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
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.