



Fees Apply  
£1,100 Fees Apply

## 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

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. Airing 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.

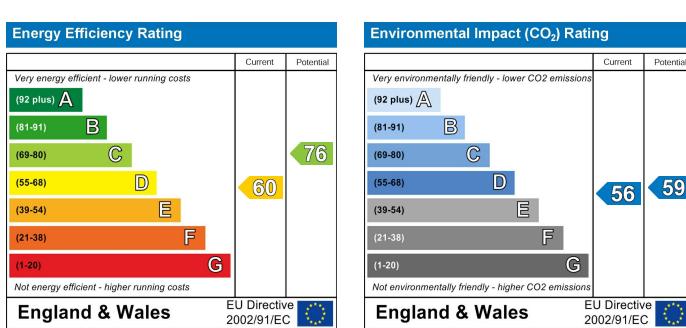
#### Bathroom

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.

## Floorplan



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.