



Asking Price
£425,000
 Freehold

Brougham Road, Worthing

- End of Terrace Family Home
- Sea Views
- Westerly Garden.
- NO FORWARD CHAIN
- In need of some Refurbishment
- Off Road Parking
- EPC Rating - TBC

Robert Luff and Co are delighted to offer to the market, this end of terrace family home in need of some modernisation, situated just off Worthing sea front, close to local shopping facilities, restaurants, parks, bus routes and the mainline station. Accommodation offers lounge, kitchen, three bedrooms and family bathroom. Other benefits include sea views, garage, front and westerly aspect rear gardens. NO FORWARD CHAIN

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Accommodation

Entrance Porch

Double-glazed porch. Front door to hall

Entrance Hall

Part wood panel walls. Stain glass internal window. Radiator. Under stairs storage cupboard housing electric meters. Light

Lounge 12'11" x 12'9" (3.94 x 3.89)

Double-glazed bay window to front. Radiator. Coving. TV point. Dimmer switch. Brick built fireplace with gas fire point.

Kitchen/Breakfast Room 18'11" x 10'11" (5.78 x 3.34)

A range of wall and base units. Wood effect worktop incorporating sink with mixer tap and drainer. Electric oven with hob. Extractor fan. Space for fridge/freezer. Space and plumbing for washing machine. Further appliance space. Tiled splash back. Radiator. Leaded light double-glazed window with view of the rear garden. Ideal boiler. Laid wood floor. Double-glazed patio doors to rear garden.

First Floor Landing

Turn stairs to first floor landing. Loft hatch.

Bedroom One 13'7" (into bay) x 11'8" (4.16 (into bay) x 3.58)

Double-glazed bay window to front and further double-glazed window with sea views. TV point. Radiator. Coving. Picture rail.

Bedroom Two 11'6" x 10'10" (3.53 x 3.31)

Dual aspect double-glazed window, one with sea views. Radiator.

Bedroom Three 7'10" x 6'5" (2.41 x 1.98)

Double-glazed window

Bathroom

Bath with handles. Electric Shower over bath. Pedestal hand wash basin. Low level flush WC. Frosted double-glazed window. Tiled walls. Storage cupboard.

Outside

Rear Garden

Westerly aspect rear garden, Patio area. Mature trees and shrubs. Green house. Outdoor tap. Door to garage.

Front Garden

Private drive to garage. Flower borders. Decorative gravel area.

Garage 18'0" x 7'9" (5.5 x 2.38)

Double doors to front. Access from private drive.



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Total area: approx. 80.1 sq. metres (862.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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