



2



1



1



C



Description

We are pleased to offer to the market this two-bedroom flat, ideally located in Durrington close to local schools, shops, bus routes, and with easy access to the A27. Arranged over three floors, the property features a spacious living room, a fitted kitchen, two double bedrooms, and a versatile loft room with open rooftop views. Outside, there is a private rear garden with a patio area enjoying the afternoon sun and a block-paved driveway providing off-road parking for two vehicles.



Key Features

- First floor flat with two double bedrooms
- Spacious living room
- Off road parking for two vehicles
- EPC Rating - TBC
- Versatile loft room with roof top views
- Private rear garden
- Ideally situated close to local schools, shops, parks, and bus routes
- Council Tax Band B





Double glazed front door leading into:

Entrance

With storage area, storage cupboard, hanging space and shelving, stairs leading up to:

First Floor Landing

Double glazed window to side aspect, radiator, two built-in storage cupboards with shelving and hanging space. Door leading into:

Living Room

4.60 x 3.13 (15'1" x 10'3")

Double glazed window to front aspect, radiator, TV point, telephone point, coved and textured ceiling, and stairs leading up to Loft Room.

Modern Kitchen

2.79 x 1.89 (9'1" x 6'2")

Double glazed window to rear, single stainless steel sink unit with mixer tap and drainer inset to roll top work surface with matching range of wall and base units, built in oven with extractor above, space and plumbing for washing machine, built in cupboard, and part tiled walls.

Bedroom One

4.39 x 3.39 (14'4" x 11'1")

Double glazed window to rear, radiator, built in wardrobe with double hanging space, further

built in cupboard with shelving, TV point, telephone point, coved and textured ceiling.

Bedroom Two

3.59 x 2.38 (11'9" x 7'9")

Double glazed window to front aspect, radiator, and built in wardrobe area with space for hanging.

Loft Room

5.43 x 4.22 (17'9" x 13'10")

Double glazed Velux window to rear and side aspect enjoying open rooftop views, built in eaves storage space, wall mounted electric radiator, skimmed ceiling, and spotlights.

Rear Garden

Private section of rear garden which is mainly laid to lawn, full enclosed with a hard standing patio area ideal for all the afternoon sun.

Driveway

To front, block paved providing off road parking for two vehicles.

Tenure

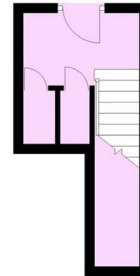
Leasehold with 100 years remaining.

Ground Rent: £32.00 per annum.



Floor Plan Bramble Close

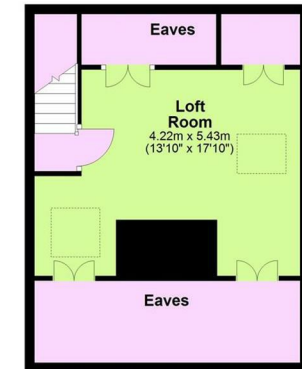
Ground Floor
Approx. 8.7 sq. metres (93.5 sq. feet)



First Floor
Approx. 55.0 sq. metres (592.4 sq. feet)



Second Floor
Approx. 38.7 sq. metres (417.0 sq. feet)



Total area: approx. 102.5 sq. metres (1102.9 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 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	

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.

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co