



PCM  
£995 PCM

## Brougham Walk, Worthing

- Ground Floor Flat
- Residents Parking
- New carpets
- Modern Kitchen
- Parking
- Two Bedrooms
- Refurbished
- EPC Rating - E (52)
- Council Tax Band - B
- Viewing recommended

Robert Luff and Co are excited to present this ground floor flat for rent in East Worthing, which offers a range of appealing features. The property is conveniently located near local shopping facilities, parks, schools, the beach, bus routes, and the mainline station, ensuring easy access to amenities and transportation options.

The accommodation comprises a lounge, kitchen, inner hall, two bedrooms, and a bathroom. The lounge provides a comfortable living space, while the kitchen is equipped with modern amenities and offers a contemporary design. The inner hall connects the various rooms of the flat, providing convenient access to the bedrooms and bathroom.

One of the notable benefits of this flat is the inclusion of new carpets, adding a fresh and inviting feel to the living space. Additionally, the kitchen and bathroom have been updated with modern features, ensuring a stylish and functional environment.

Another advantage of this property is its private entrance, which offers a sense of privacy.

VIEWINGS FULLY BOOKED

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**Robert  
Luff & Co**  
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## Accommodation

### Entrance

Private entrance.

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

Double-glazed window. Night storage heater.

### Kitchen 9'10" x 5'6" (3 x 1.7)

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" (3.1 x 3.0)

Double-glazed window. Night storage heater.

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

Double-glazed window. Night storage heater.

### Outside

Residents parking

### Tenure

Leasehold. Remainder of 999 year lease.



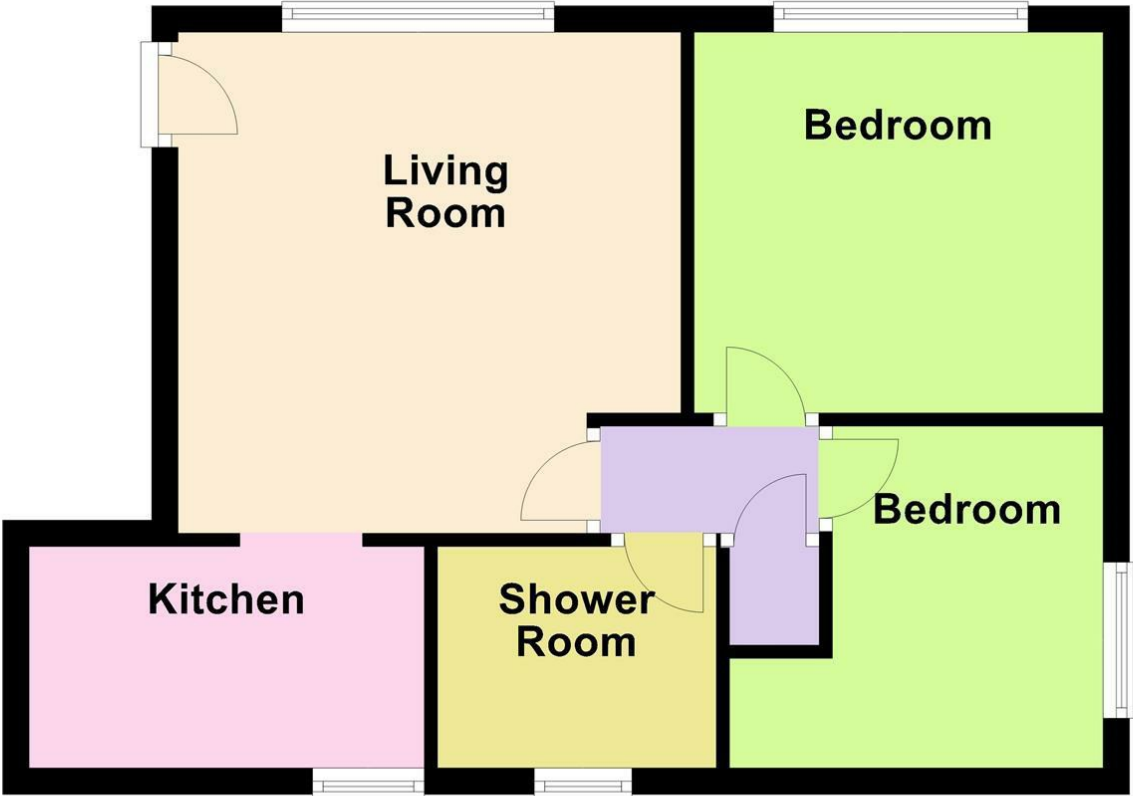
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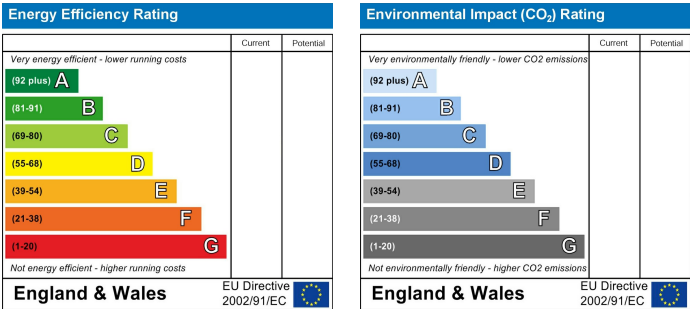
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Floor Plan

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



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



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