



PCM
£995 PCM

Brougham Walk, Worthing

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



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 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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