



Asking Price  
**£190,000**  
 Leasehold

## Brougham Walk, Worthing

- Ground Floor Flat
- Newly Refurbished
- Two Bedrooms
- Unallocated Parking
- NO FORWARD CHAIN
- EPC Rating - D
- Council Tax Band - B
- Leasehold

Robert Luff and Co are delighted to offer to the market this newly refurbished ground floor flat situated in East Worthing, close to local shopping facilities, parks, schools, the beach, bus routes and mainline station. Accommodation offers lounge, kitchen, two bedrooms and bathroom. Other benefits include long lease and unallocated parking space. NO FORWARD CHAIN.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
 Luff & Co**  
 Sales | Lettings | Commercial



## Accommodation

### Communal Entrance

#### Entrance Hall

Built in storage cupboard.

#### Lounge/Diner 12'11" max x 12'0" (3.94 max x 3.67 )

Double glazed window. Electric heater.

#### Kitchen 10'8" x 5'1" (3.27 x 1.55)

Newly fitted wall and base units incorporating sink and drainer. Electric integrated oven. Electric integrated four ring hob with extractor fan over. Tiled splashback. Double glazed window.

#### Bedroom One 12'3" x 9'2" (3.75 x 2.80)

Double glazed window. Electric heater.

#### Bedroom Two 12'3" x 7'11" (3.75 x 2.42)

Double glazed window. Built in storage cupboard. Electric heater.

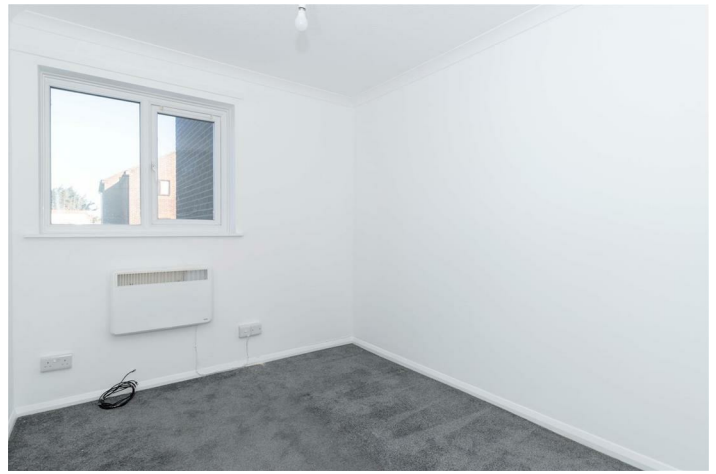
#### Bathroom

Panel enclosed bath with shower over. Single pedestal wash hand basin. Low level WC.

### Unallocated Parking

#### Tenure

Lease with 999 years remaining.

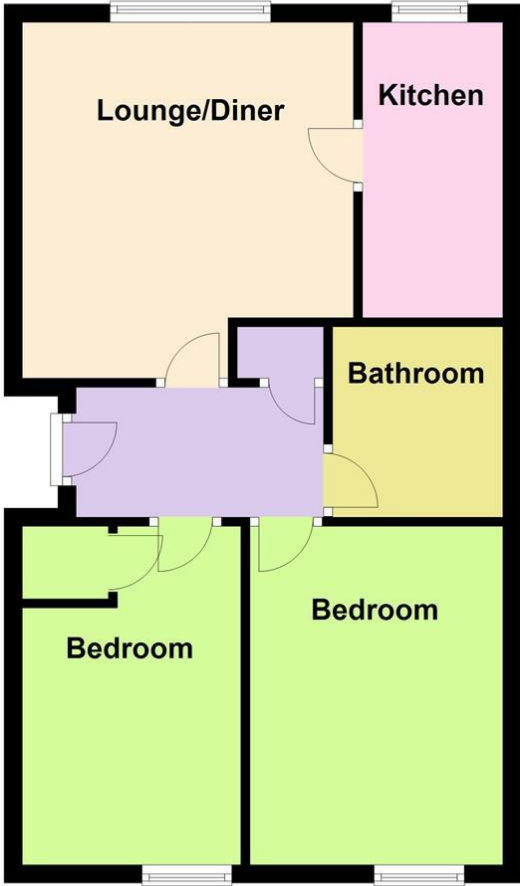


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)

[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Floor Plan**  
Approx. 48.7 sq. metres (523.9 sq. feet)



Total area: approx. 48.7 sq. metres (523.9 sq. feet)

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |  |                                                     |           |
|---------------------------------------------|---------|------------------------------------------------|--|-----------------------------------------------------|-----------|
|                                             | Current | Potential                                      |  | Current                                             | Potential |
| Very energy efficient - lower running costs |         |                                                |  | Very environmentally friendly - lower CO2 emissions |           |
| (92 plus) A                                 |         |                                                |  | (92 plus) A                                         |           |
| (81-91) B                                   |         |                                                |  | (81-91) B                                           |           |
| (69-80) C                                   |         |                                                |  | (69-80) C                                           |           |
| (55-68) D                                   |         |                                                |  | (55-68) D                                           |           |
| (39-54) E                                   |         |                                                |  | (39-54) E                                           |           |
| (21-38) F                                   |         |                                                |  | (21-38) F                                           |           |
| (1-20) G                                    |         |                                                |  | (1-20) G                                            |           |
| Not energy efficient - higher running costs |         |                                                |  | Not environmentally friendly - higher CO2 emissions |           |
| England & Wales                             |         | EU Directive 2002/91/EC                        |  | England & Wales                                     |           |

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.