



## Brougham Walk, Worthing

Offers In Excess Of  
£150,000  
Leasehold

- Refurbished Ground Floor Flat
- Residents Parking
- Long Lease
- Leasehold
- NO FORWARD CHAIN
- One Bedroom
- Open Plan Living
- EPC Rating - E (40)
- Council Tax Band - A

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



## Accommodation

### Communal Entrance

Front door to porch. Door leading into:

### Open Plan Lounge/Kitchen 15'9" x 9'2" (4.81 x 2.8)

Two south facing double-glazed windows. Electric heater. TV point. A range of matching base and wall units. Worktop incorporating a stainless steel sink unit with mixer tap. Space and plumbing for washing machine. Space for electric cooker. Tiled splash backs.

### Inner Hallway

Storage cupboard

### Bedroom 9'2" x 8'3" (2.8 x 2.53)

Double-glazed window. Electric heater. Loft hatch.

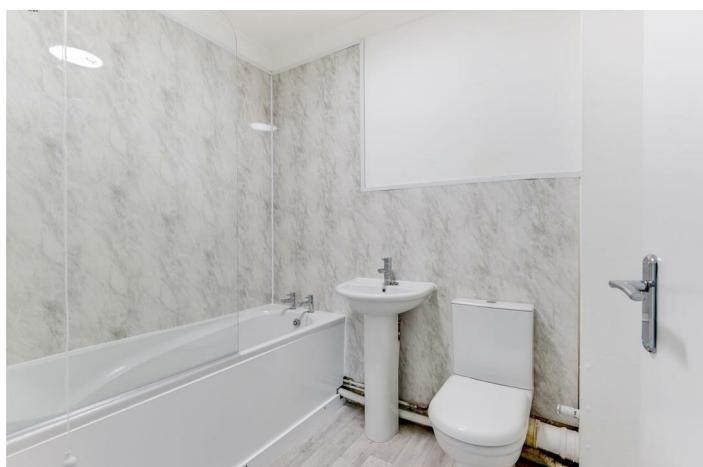


### Bathroom

Panel enclosed bath with fitted shower attachment. Pedestal wash hand basin. Low level flush WC. Tiled splash back.

### Outside

Residents parking



### Tenure

Leasehold. 962 years remaining on the lease. Maintenance £2056 per annum. Council Tax Band - A



## Floor Plan

Approx. 29.1 sq. metres (313.2 sq. feet)



Total area: approx. 29.1 sq. metres (313.2 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.