



Offers In Excess Of
£150,000
Leasehold

Brougham Walk, Worthing

- 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.

T: 01903 331247 E: info@robertluff.co.uk
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**Robert
Luff & Co**
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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

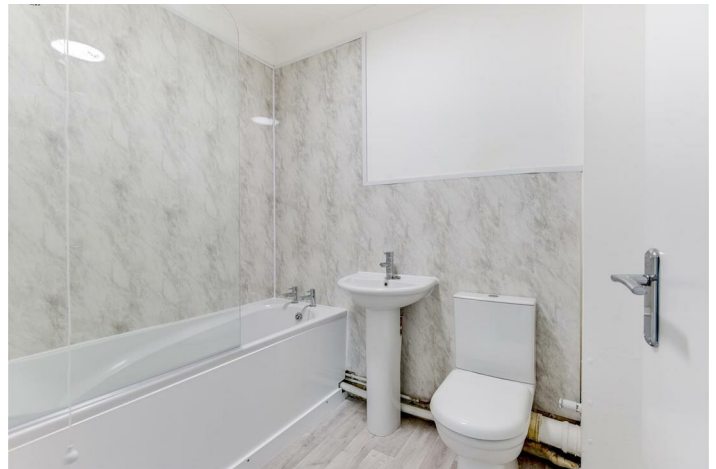
Panel enclosed bath with fitted shower attachment. Pedestal wash hand basin. Low level flush WC. Tiled splash back.

Outside

Residents parking

Tenure

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



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

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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 | | Environmental Impact (CO ₂) 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 | | 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.