Robert Luff & Co

Brougham Road, Worthing

Freehold - Offers In Excess Of £400,000

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We are pleased to offer this rare opportunity to acquire a well-presented detached three-bedroom bungalow, tucked away on a generous and secluded back plot in the highly sought-after Brougham Road area of Worthing. Offering spacious accommodation, extensive private gardens and ample off-road parking, this delightful home combines privacy with excellent convenience, making it an ideal choice for a wide range of buyers.

Key Features

- Rare detached three-bedroom bungalow
- Generous and secluded back plot
- Spacious south-facing lounge with French doors to the garden
- Fitted kitchen with ample storage and worktop space
- Modern shower room
- Large enclosed front garden with excellent privacy
- Low-maintenance rear garden
- Generous gravel driveway providing ample off-road parking
- Convenient location close to Ham Road shops and the Coast Road 700 bus service
- Council Tax Band D | EPC Rating C

The bright and welcoming accommodation is centred around a spacious south-facing lounge, where double glazed French doors open directly onto the attractive front garden, allowing natural light to flood the room and creating an ideal space for everyday living and entertaining. The fitted kitchen provides ample cupboard and worktop space, while three well-proportioned bedrooms offer flexible accommodation to suit families, guests or those working from home. A modern shower room completes the interior, with the additional benefits of gas central heating and double glazing throughout.

Outside, the bungalow occupies an impressive plot with a low-maintenance rear garden and a substantial enclosed front garden, predominantly laid to lawn and bordered by high walls and fencing to create an exceptional sense of privacy. A generous gravel driveway provides extensive off-road parking for several vehicles. The property is conveniently located close to the local shopping facilities on Ham Road, while the nearby Coast Road 700 bus service offers excellent connections to Worthing town centre, Brighton and surrounding areas.











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30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

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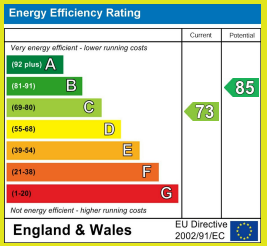


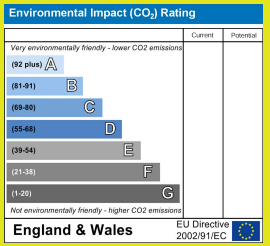
Floor Plan Brougham Road



Total area: approx. 66.2 sq. metres (712.9 sq. feet)







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.

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