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## Description

We are delighted to offer to the market this beautifully presented two bedroom first floor apartment, ideally situated with local shops, park and easy access to the A27 nearby.

Accommodation offers a lounge, modern kitchen, two bedrooms and an attractive shower room. The property also benefits from gas fired central heating, double glazing, and a private rear garden.

## Key Features

- First Floor Apartment
- Modern Kitchen
- Double Glazing
- Private Rear Garden
- Two Bedrooms
- Attractive Shower Room
- Gas Fired Central Heating
- Council Tax Band B







Double glazed front door to:

### Hall

Double glazed window with southerly aspect, cupboard with shelves, door and stairs to:

### First Floor Landing

With double glazed window, loft hatch, laid wood effect flooring, storage cupboard with shelves and a further two storage cupboards.

### Lounge

**4.58 x 3.58 (15'0" x 11'8")**

Wood effect flooring, radiator, double glazed window with westerly aspect, wooden fire surround with marble effect insert and hearth.

### Kitchen

**2.83 x 1.88 (9'3" x 6'2")**

Grey fronted base and wall units, working surfaces incorporating a sink with mixer tap, fitted electric double oven and four ring Zanussi induction hob, tiled splashbacks, space and plumbing for washing machine and dishwasher, further under counter space for a fridge, Baxi wall mounted boiler, double glazed window, tiled splashback and downlighters.

### Bedroom One

**3.41 x 3.28 (11'2" x 10'9")**

Wood effect flooring, radiator, double glazed window, and one wall fitted with sliding mirrored doors for wardrobe with hanging and shelves.

### Bedroom Two

**2.72 x 2.39 (8'11" x 7'10")**

Radiator, double glazed window with westerly aspect and storage cupboard with hanging.

### Shower Room

Fitted shower cubicle with glass surround, rainfall head and separate attachment, pedestal basin with mixer tap, low flush WC, tiled splashback walls, double glazed window and heated towel rail.

### Garden

**10.54 x 6.64 (34'6" x 21'9")**

Shared access path down to gate and fence enclosed patio garden.

### Tenure

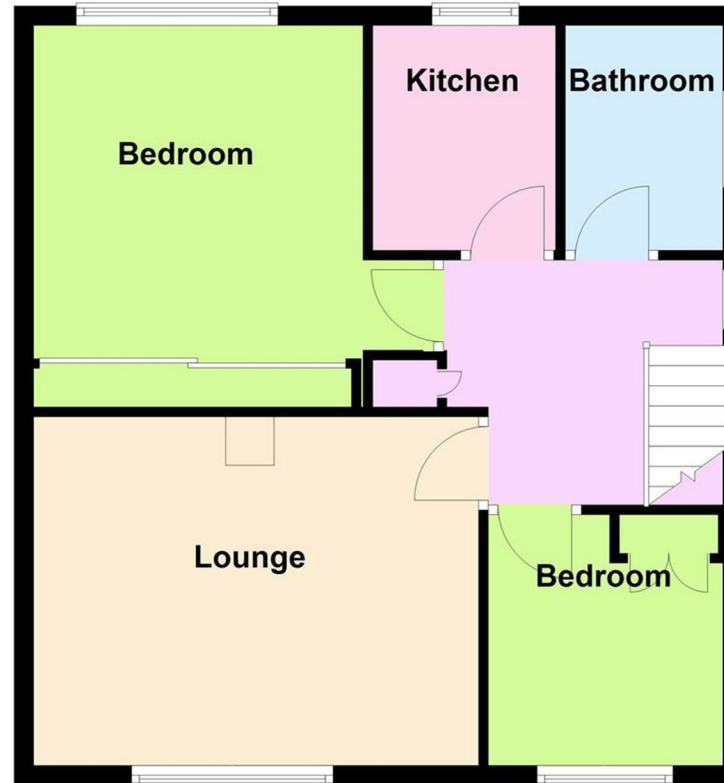
Leasehold with 100+ years remaining.

Maintenance Charge: £64.45 per quarter.

## Floor Plan Bramble Close

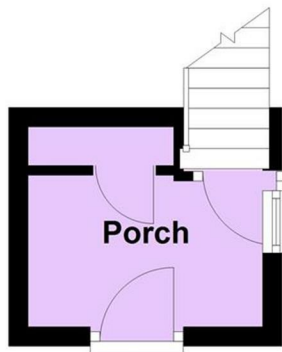
### First Floor

Approx. 54.3 sq. metres (584.2 sq. feet)



### Ground Floor

Approx. 5.0 sq. metres (53.9 sq. feet)



Total area: approx. 59.3 sq. metres (638.1 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 CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81 plus) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.

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