

Bramber Court Bruce Avenue

, Worthing, BN11 5JZ

Guide price £250,000

Freehold Council Tax Band A



We are delighted to offer for sale this spacious second floor apartment located within an enviable position of West Worthing, just moments from local amenities, transport links and the seafront.

The accommodation comprises entrance hall with storage cupboard, leading to generous modern fitted kitchen/breakfast room with a comprehensive range of base and eye level units, ample work surface areas and a useful built in desk/breakfast bar. A bright, west facing lounge/diner enjoys an abundance of natural light and provides direct access to a private balcony.

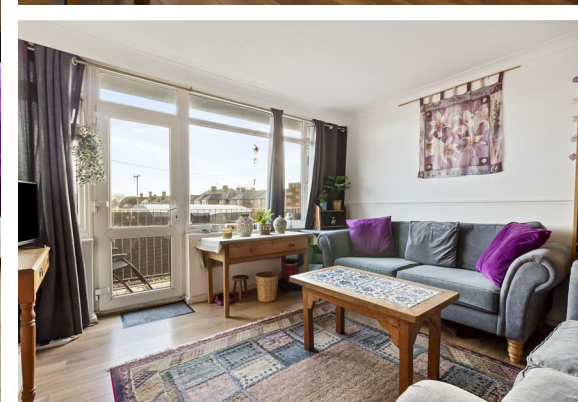
There are three bedrooms and shower room with white suite.

Further benefits include double glazing, gas fired central heating, communal gardens, residents' parking (subject to availability) and the property is presented in good decorative order throughout.

Situated in a popular West Worthing residential area, local amenities can be found close by on Goring Road within 200 yards which offers cafes, banks, and convenience stores. Worthing Seafront is easily accessible just over half a mile away. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres, and leisure facilities is approximately one and a half miles away. The nearest station is West Worthing which is under three quarters of a mile away. Bus services run nearby.

Tenure: Freehold
Service Charge: £1,200 per annum (Approx.)

Communal Entrance





Stairs To Second Floor

Entrance Hall With Storage
Cupboard

Modern Fitted Kitchen
22'1 x 8'4 (6.73m x 2.54m)

West Facing Living Room
19'1 x 13" (5.82m x 3.96m)

Balcony

Bedroom With Fitted Cupboard
12'7 x 9'4 (3.84m x 2.84m)

Bedroom With Fitted Wardrobe
13'7 x 6'5 (4.14m x 1.96m)

Bedroom
10" x 6'5 (3.05m x 1.96m)

Shower Room



GROUND FLOOR

The ground floor plan shows a property with the following layout:

- Bedrooms:** Three bedrooms are located on the left side of the plan, each with a yellow background.
- Lounge:** A large lounge is located on the right side of the plan, with a light yellow background.
- Kitchen:** A kitchen is located at the bottom right of the plan, with a light yellow background.
- Shower Room:** A shower room is located at the bottom left of the plan, with a light blue background. It contains a shower, a toilet, and a sink.
- Balcony:** A balcony is located at the top right of the plan, with a green background.
- Hallway:** A central hallway connects the bedrooms, lounge, kitchen, and shower room.
- Wardrobe:** A wardrobe is located near the top bedroom.
- Cupboards:** Various cupboards are located in the kitchen, shower room, and along the hallway.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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if you wish to arrange a viewing appointment for this property or require further information.

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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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	