

Russell Ponsford

The Estate & Letting Agents

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28 BROUGHAM WALK, WORTHING, BN11 2PY.

A MODERNISED AND REFURBISHED TWO BEDROOM GROUND FLOOR FLAT IN A PURPOSE BUILT BLOCK WITH LONG LEASE & LOW OUTGOINGS.



PRICE

£125,000

LEASEHOLD

THIS TWO BEDROOM PURPOSE BUILT FLAT IS SITUATED WITHIN EASY REACH OF THE SEAFRONT AND LOCAL AMENITIES WITH BUS ROUTES AND RAILWAY STATION NEARBY. SOME OF THE MANY FEATURES INCLUDE:

- PURPOSE BUILT FLAT
- TWO BEDROOMS
- MODERN RE-FITTED KITCHEN
- CONTEMPORARY BATHROOM
- SPACIOUS LOUNGE
- CHAIN FREE PURCHASE
- DOUBLE GLAZED WINDOWS
- MODERN ELECTRIC HEATING
- NEUTRALLY DECORATED
- LONG LEASE & LOW OUT-GOINGS
- IDEAL FIRST TIME BUY OR BUY TO LET
- VIEWING IS ADVISED



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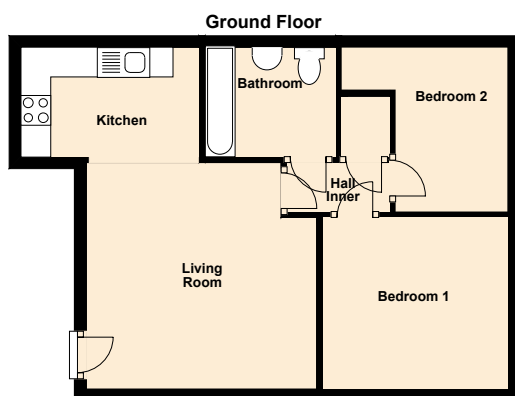


28 Brougham Walk, Details cont...

THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES ARE AS FOLLOWS

Front Door to:

- LIVING ROOM (E):** 12'8" x 12'6" Modern slim-line night storage heater, TV point, telephone point, replacement double-glazed windows.
- KITCHEN AREA (W):** 10' x 5'9" Having been completely refitted with a modern white laminate range of eye level cupboards and base units. Roll edged work surfaces incorporating stainless steel bowl sink with single drainer and mixer tap, under unit storage cupboards, space for electric cooker, eye level cupboards, drawer pack, appliance space, partly tiled walls, replacement double glazed window.
- INNER HALLWAY:**
- BEDROOM 1 (E):** 10'2" x 9'6" Range of fitted wardrobes, wall mounted electric heater, replacement double glazed window.
- BEDROOM 2 (N):** 8'10" x 6'8" widening to 9'3" Replacement double glazed window, wall mounted electric heater.
- BATHROOM:** Having been fitted with a modern plain white suite comprising panelled bath with enclosed glass shower screen, white pedestal wash hand basin, low level wc, fully tiled walls, replacement double glazed window.
- OUTSIDE:** Allocated parking space to the side of the property.
- TENURE:** Balance of a 999-year lease.
- MAINTENANCE:** Approximately £700 per annum.



Agent's Notes:

All dimensions are approximate. References to appliances and/or services do not imply that they are in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.

All location aerial photographs and floor plans are for guidance and are only a general representation of the location and layout of the property and must not be considered to be accurate or true to scale.

VIEWING STRICTLY BY PRIOR APPOINTMENT THROUGH OWNERS SOLE AGENTS PLEASE

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