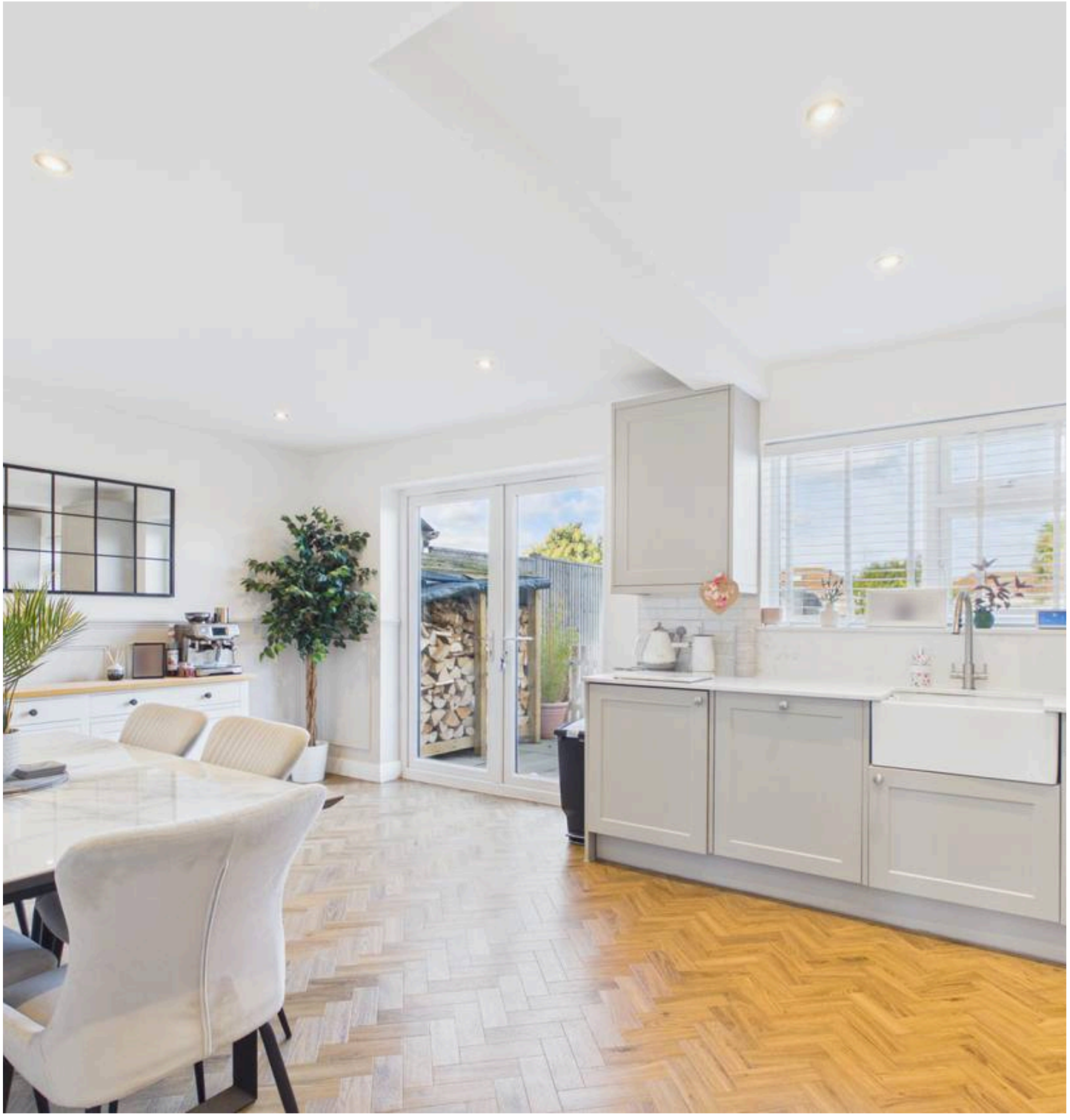



# Brougham Road, Worthing

Worthing

Offers Over £435,000



# Brougham Road

## Worthing

Modernised three bedroom terrace with bay lounge, open plan kitchen, luxury bathroom, large garden, and parking for two cars. Close to sea, town centre, and amenities. Sought-after location.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Fully Modernised Family Home With Three Good Size Bedrooms
- Off-Road Parking For 2 Cars
- Feature Kitchen/Dining Room Opening To Garden
- Front Bay Fronted Lounge With Wood Burning Stove
- Stylish Herringbone Flooring On Ground Floor
- A Good Size Rear Garden With 2 Patios, Lawn & Rear Access
- Full Re-Wire, Fully Re-Plumbed, New Double Glazed Windows & Door, New Gas Boiler With 5 year Warranty
- Luxurious Bathroom With Freestanding Bath & Separate Shower
- Please Take A Look At Our Virtual Tour
- Popular Location South Of The Railway Line - Close To Sea, Town & Brooklands Park - Stunning Views To Rear







**Hallway**
12' 1" x 5' 6" (3.68m x 1.67m)
A bright and welcoming entrance hall featuring elegant herringbone flooring, decorative wall panelling and contemporary finishes. Stairs rise to the first floor, with the stylish hallway providing access to the kitchen/diner.

**Living Room**
13' 10" x 11' 7" (4.22m x 3.52m)
Desirable south-facing aspect, the impressive bay window fills the room with natural light throughout the day. Herringbone flooring flowing from the hall, feature wood burner adds character and warmth.

**Kitchen/Dining Room**
19' 10" x 11' 11" (6.04m x 3.64m)
A superb family kitchen/diner featuring a stylish shaker-style kitchen with integrated appliances and luxurious quartz worktops. Double doors open onto the rear garden, creating an ideal space for entertaining and family living. The attractive herringbone flooring flows seamlessly through from the hallway, while an understairs storage cupboard provides practical additional space.

**Bedroom**
12' 6" x 11' 11" (3.81m x 3.63m)
A beautifully presented large double bedroom enjoying attractive views across the South Downs and overlooking the rear garden.

**Bedroom**
11' 7" x 11' 0" (3.52m x 3.35m)
A bright and beautifully presented double bedroom with a large south-facing window, flooding the room with natural light.

**Bedroom**
8' 6" x 8' 6" (2.59m x 2.58m)
A bright and surprisingly spacious third bedroom benefitting from a south-facing window. Capable of accommodating a double bed, the room offers flexible living space and is perfectly suited as a child's bedroom or a home office.

**Bathroom**

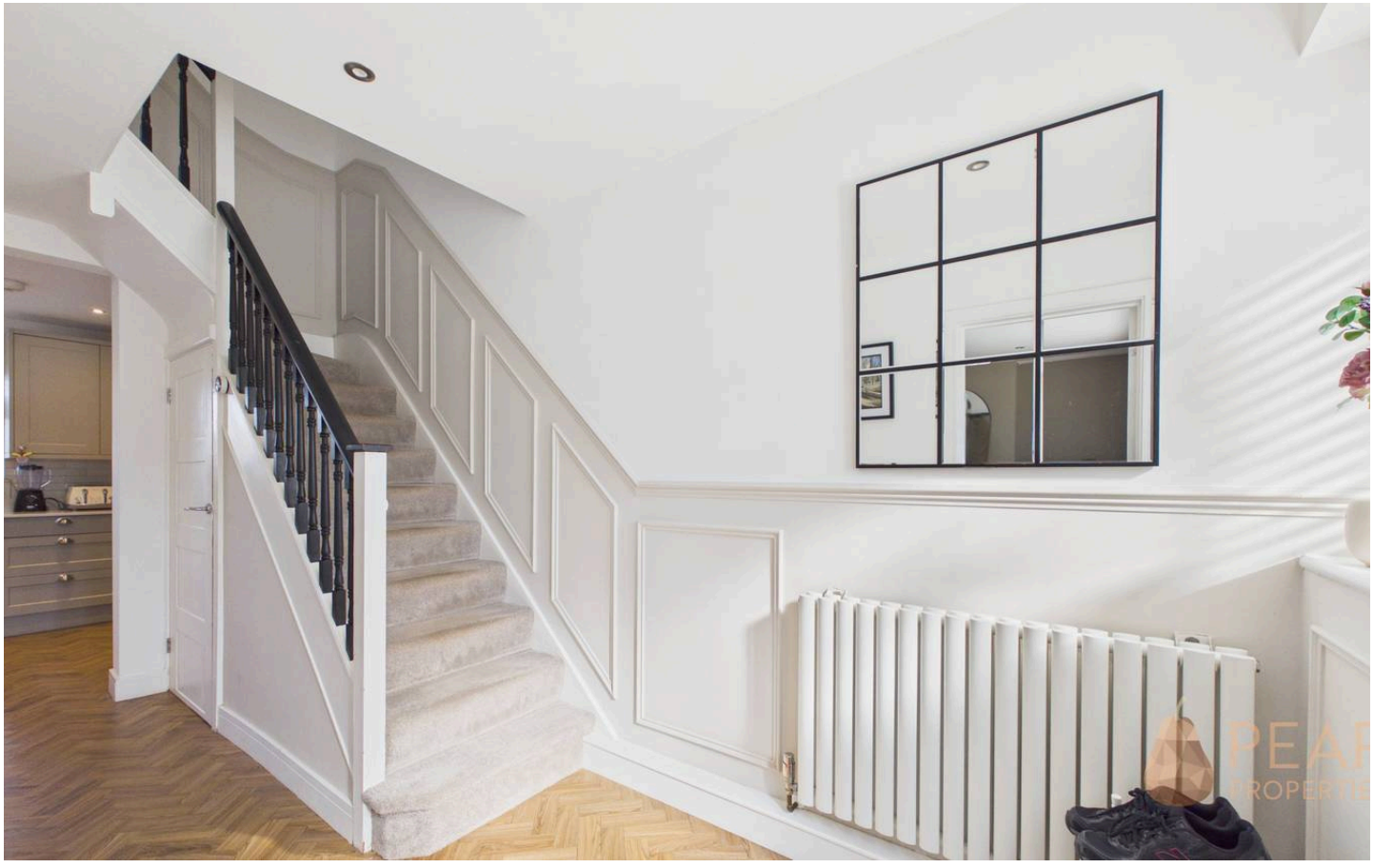
## GARDEN

The property enjoys a larger-than-average north-facing rear garden, accessed directly from the kitchen/diner via double doors. Designed to make the most of the outdoor space, the garden features a central lawn, two Indian sandstone patio areas positioned to enjoy the sun at different times of the day, and mature planting. Benefitting from no directly overlooking properties to the rear, the garden offers an excellent degree of privacy, while a rear gate provides convenient access to rear access.

## OFF STREET

1 Parking Space

The property benefits from an attractive block-paved frontage providing comfortable off-road parking for two vehicles. Well presented and low maintenance, the driveway complements the property's smart exterior and offers excellent everyday practicality.

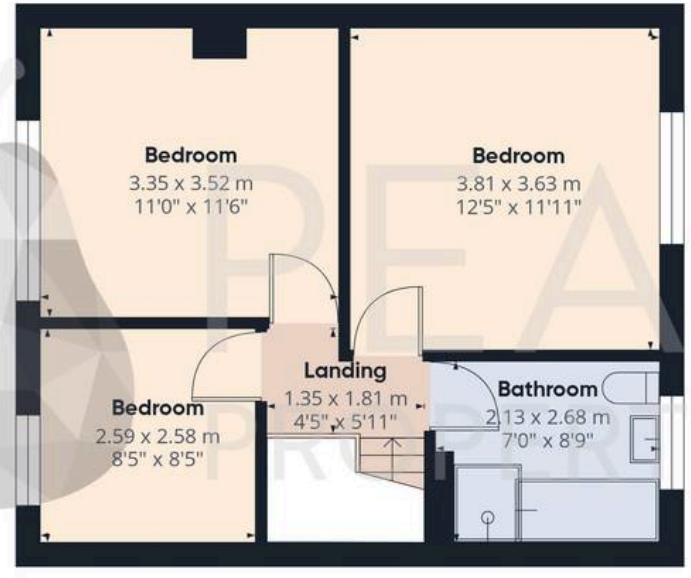









Ground Floor







Floor 1

PEAR PROPERTIES

**Approximate total area**(1)

85.2 m²

917 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360




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