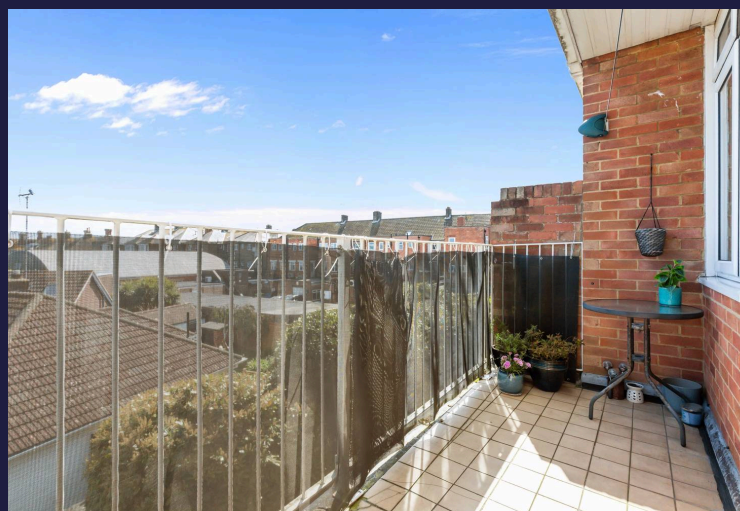




Flat 9, Bramber Court Bruce Avenue, Worthing – BN11 5JZ

£215,000 Freehold

Brilliantly sunlit 3 bedroom flat with a large lounge/dining room opening onto a balcony. Perfectly placed for the shops of Goring Road, its generous layout includes a notably sized modern kitchen with a clever desk/study area.

Freehold

 **MATTHEW
ANTHONY**
Incorporating Stafford Johnson



Step inside and you'll find a lovely amount of natural light reflecting through an easy flowing layout with the pared-back presentation of cool crisp whites and classic greys.

A hallway with a handy recessed cupboard and space for coat racks unfolds onto an impressively proportioned lounge filled with sunlight from an expanse of windows. Instantly generating a sociable feel, its more than generous dimensions accommodate delineated seating and dining areas giving you ample opportunity to relax and spend time together. Dado rails wrap-around the room and a glazed door takes you out onto a private balcony that adds to the feeling of space. It's good to note that a glazed door framed by full height inner windows retains the mid-century modern feel of the original architecture and allows the light to filter through to the hallway unhindered.

The excellent measurements and daylight continue in a stylish contemporary kitchen fully fitted with a wealth of gloss white cabinets. The wide galley layout with its integrated tower ovens, microwave and electric hob has space for a freestanding fridge freezer and beneath sleek contrasting countertops there's plumbing for a dishwasher, washing machine and tumble dryer. A full height recessed cupboard provides additional storage while the shape of the layout leaves room for a breakfast table and has a dedicated desk/study area that sits perfectly away from the main kitchen area.

Explore further and you'll find an inner central hallway leading from the lounge to a trio of bedrooms with plush grey carpeting. Adapted by the current owners from two bedrooms to three, there's plenty of chance for you to rearrange the first and third rooms back onto one spacious main bedroom if preferred.

With a feature coastal blue wall adding a pop of colour, a contemporary shower room completes this top floor home and has the deluxe finishing touch of a large waterfall shower and a walk-in storage area.

In Your Local Area

Just a gentle flat stroll to the seafront, beach and Greensward, Bramber Court is on the northern side of Goring Road within easy reach of a wide array of shops, cafes and local supermarkets. Worthing Leisure Centre is circa only 0.5 miles and down on the seafront you'll find the ever popular Sea Lane Cafe, sales of fresh fish and watersports. Both Durrington-on-Sea and West Worthing mainline train stations are easily accessible.

Council Tax band: A

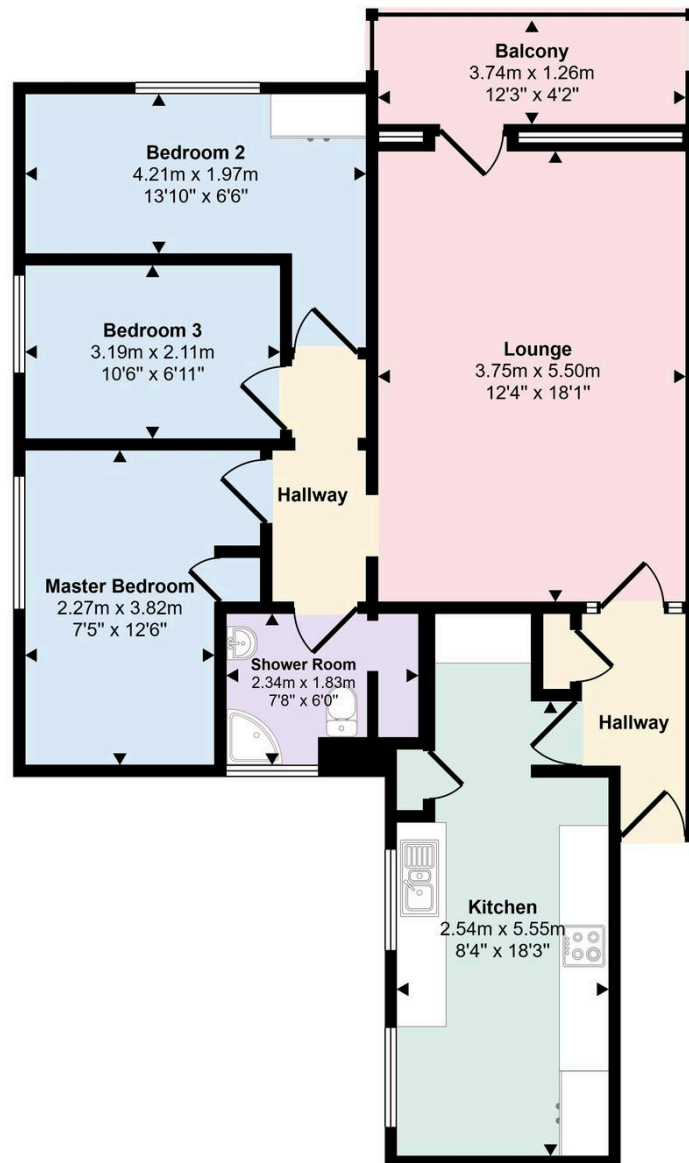
Tenure: Freehold. Service Charge: £600 Half Yearly

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Approx Gross Internal Area
76 sq m / 823 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.