

£475,000

**Bramley Road**

Worthing, BN14 9DT

## PROPERTY SUMMARY

We are delighted to bring to the market, nestled on Bramley Road in the desirable area of Worthing, this charming extended semi-detached house which offers a perfect blend of comfort and modern living.

The house features three spacious reception rooms, providing ample room for relaxation and entertainment. Whether you prefer a cosy evening in the lounge, a formal dining experience, or a versatile space for hobbies, this home caters to all your needs. The property also includes a downstairs shower room with w/c and basin along with the upstairs family bathroom.

One of the standout features of this home is its south-facing garden, which invites an abundance of natural light throughout the day. This outdoor space is perfect for enjoying sunny afternoons, hosting barbecues, or simply unwinding in a tranquil setting. Additionally, the presence of solar panels enhances the property's energy efficiency, making it both environmentally friendly and cost-effective.

Situated in the sought-after Broadwater location, this property is close to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. With its blend of character, modern features, and a prime location, this three-bedroom semi-detached house on Bramley Road is a wonderful opportunity for those looking to settle in Worthing.

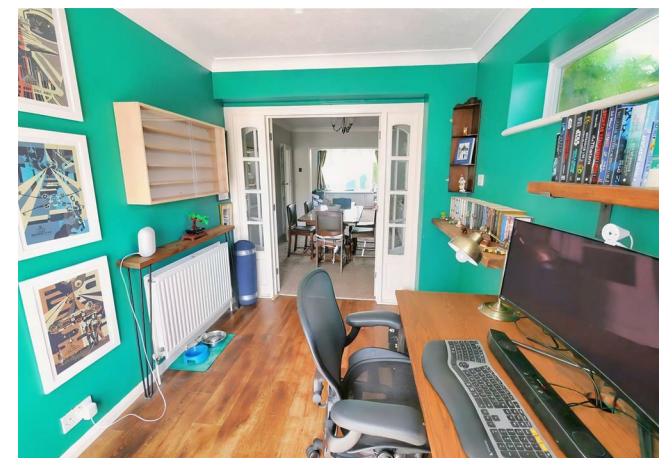
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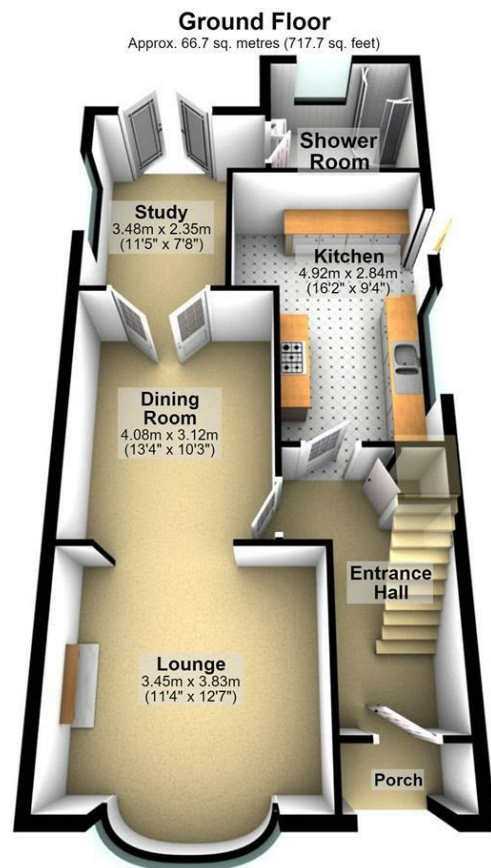
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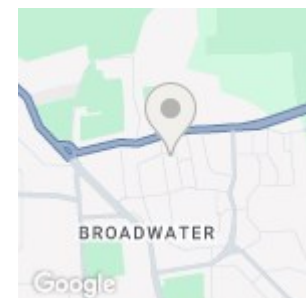
Total area: approx. 110.0 sq. metres (1184.5 sq. feet)

LOCAL AUTHORITY

TENURE  
Freehold

COUNCIL TAX BAND  
D

VIEWINGS  
By prior appointment only



| 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 |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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