

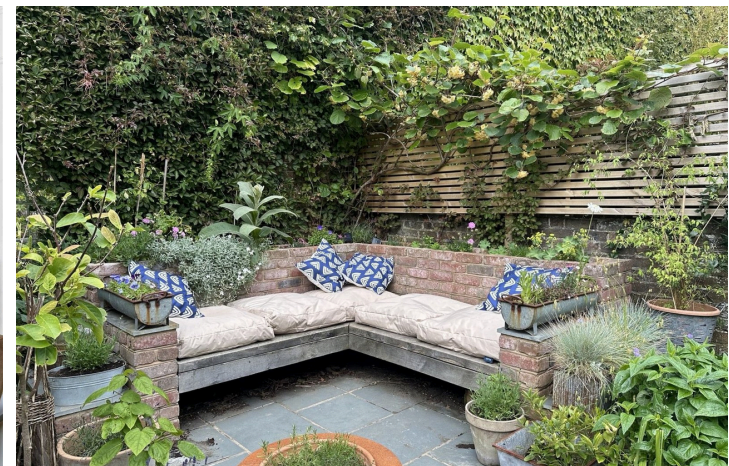


Browning Road | Worthing | BN11 4NR
Offers Over £600,000





Jacobs Steel are delighted to offer for sale this immaculately presented, rarely available extended semi-detached period house situated in the esteemed Poet's District, one of Worthing's most prestigious districts. This quiet location is conveniently positioned close to shops, amenities, mainline train stations, parks and seafront. The property itself boasts three double bedrooms, two reception rooms, a spacious open plan fitted kitchen/diner, side extension with utility and ground floor shower room, beautiful family bathroom and a feature landscaped rear garden. The property is sold with the vendor suited.



Key Features

- Extended Semi-Detached Period House
- Three Double Bedrooms
- Two Reception Rooms
- Open Plan Fitted Kitchen/Diner
- Side Extension With Utility Room & Shower Room
- Beautifully Appointed Family Bathroom
- Feature Landscaped Rear Garden
- Vendors Suited



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

A remarkable example of an extended period residence comprising two intelligently and considerably designed floors, this captivating home is a must-see for those who appreciate the charming character of this era. A stained glass wooden front door is nestled under a convenient porch, leading to a bright and inviting entrance hallway with access to all ground floor rooms, storage under the stairs, and stairs ascending to the first floor. Situated at the front, the lovely living room features a large south-facing bay window. The original cast iron fireplace is the focal point in this space, complemented by plantation shutters that enhance the cozy ambiance. A spacious opening connects to the second reception room, both adorned with exquisite original stripped wood flooring, cornicing, ceiling roses, and skirting boards. At the back of the property is the ideal family area – a large open-plan kitchen/diner. Measuring an expansive 22'3" x 11'9", this room offers ample space for a sizable family dining table and sofa, with bi-folding doors providing a seamless link to the beautifully landscaped rear garden. The kitchen is equipped with a variety of wooden shaker-style floor and wall units, topped with wooden and stainless steel worktops, and includes space for white goods, including a large 'Smeg' range cooker. Following an extension, the home now features a ground floor utility room that offers extra space for white goods and leads to the fully tiled ground floor shower room, adorned with attractive seagrass tiles and fitted with a walk-in shower, toilet, and hand wash basin. On the first floor, there are three spacious double bedrooms. The master bedroom, which stretches across the full width of the house, is a generous 16' x 12'11" and features another large south-facing bay window adorned with plantation shutters. The family bathroom, like the rest of the house, is elegantly appointed and includes a walk-in shower with a rainforest shower head, a freestanding bath, and a hand wash basin. All walls are fully tiled with crackle glazed subway tiles.

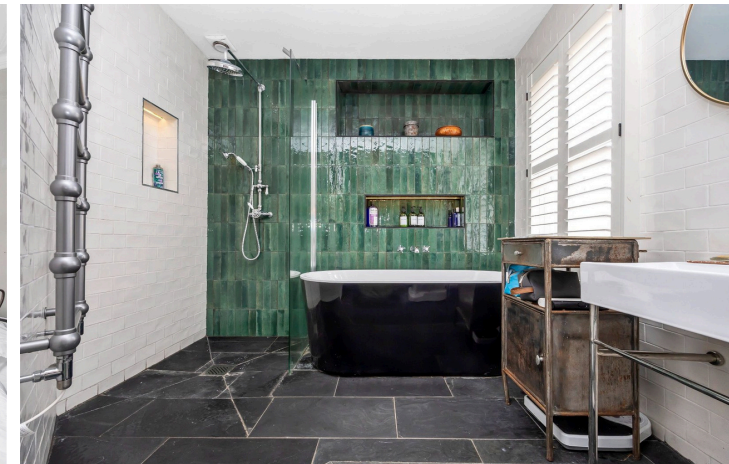
EXTERNAL

The front garden is surrounded by original brick walls on three sides, with a period tiled path leading to the front door on one side. A private and tranquil atmosphere is established by a slatted fence and several well-established planted borders. The meticulously designed back garden mirrors the privacy and sophistication of the front, featuring slatted fencing atop the original walled boundaries. The atmosphere is enriched by an assortment of well-potted mature plants, complemented by a raised deck area connected to the kitchen through bi-folding doors. A strategically placed seating area at the garden's base maximises enjoyment of the summer sun.

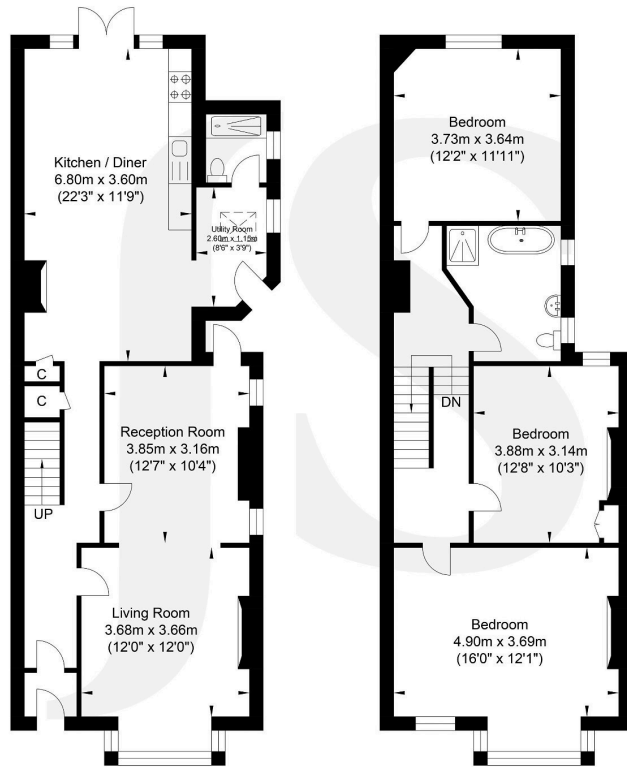
LOCATION

Located In the desirable Poets District of Worthing, this delightful period home is strategically positioned to access a range of amenities, shops, schools, and parks. Just under half a mile from Worthing's mainline train station, the property benefits from convenient bus routes along Cowper Road and Tarring Road. Worthing town centre, offering a diverse selection of shopping, dining, entertainment, and leisure options, is approximately 0.6 miles away.

Council Tax Band D



Browning Road



Ground Floor
 Approximate Floor Area
 760.47 sq ft
 (70.65 sq m)

First Floor
 Approximate Floor Area
 689.32 sq ft
 (64.04 sq m)

Approximate Gross Internal Area = 134.69 sq m / 1449.79 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Property Details:

Floor area *as quoted by EPC: tbc

Tenure: Freehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.