



Browning Road | Worthing | BN11 4NR
Offers In Excess of £270,000



We are delighted to offer for sale this rarely available and charming ground floor garden apartment, forming part of this stunning Edwardian converted house and located in the highly desirable poets district close to local shops, amenities and mainline train station. The property boasts two double bedrooms, reception room, fitted kitchen & bathroom and benefits from a mature private rear garden.



Key Features

- Ground Floor Garden Apartment
- Two Double Bedrooms
- Fitted Kitchen & Bathroom
- Edwardian Conversion
- Bay Fronted
- A Wealth Of Characterful Features
- Private Rear Garden
- Highly Desirable Poets District Location
- Close To Local Shops & Amenities
- Less Than 700 Metres From Worthing Mainline Station



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The main door to the development opens into the well kept communal hallway, which has access to the apartments private front door. The door opens up into what is currently being used as the living room but could also be used as the main bedroom, this bay fronted and bright room faces South and measures a generous 14'6" x 12'3", providing plenty of space for living room furniture or a large double bed. Positioned adjacent to this room is the second bedroom, this room can comfortably fit a double bed alongside various other bedroom furniture and benefits from double doors opening out onto the mature rear garden. To the rear of the property is the east facing living/dining room, this spacious room can either be setup as a living or dining room with direct access to the kitchen makes this the perfect room for hosting or doors can be added to create a cosy snug. The kitchen has been fitted with an array of modern oak style wall and floor mounted units, topped with dark laminated worktops to create a smart finish. There is plenty of space and provisions for multiple white goods. The shower room has been fitted with a shower, toilet and hand wash basin.

EXTERNAL

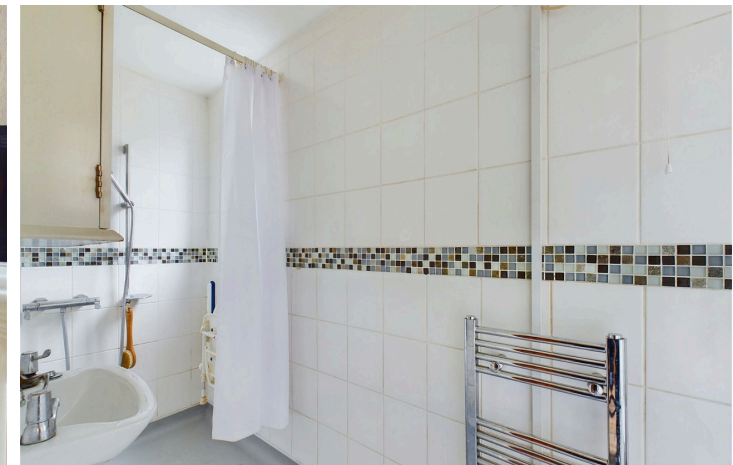
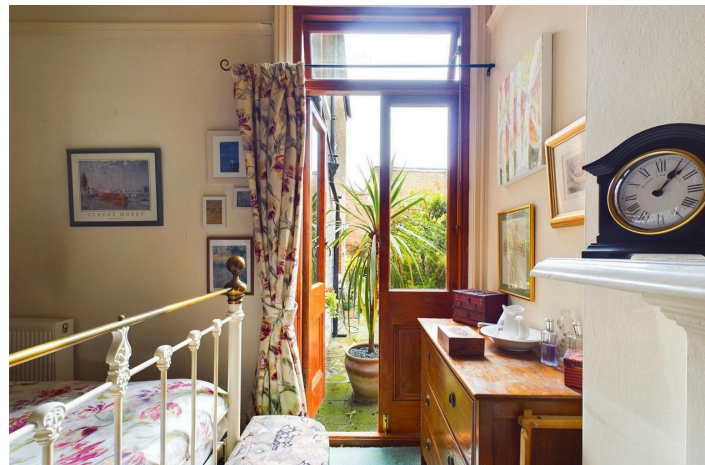
To the rear of this stunning Edwardian converted house is the apartment's private rear garden, this well maintained space has been lovingly established over many years and boasts an array of mature planted borders along all sides creating a secluded, private space for the whole family to enjoy, with a patio area at the top perfect use for an outdoor table and chairs.

LOCATION

In the popular Poets District, the property is less than 0.5 miles to Worthing train station and bus routes run along adjoining Cowper Road & Tarring Road. There are convenience stores close by on Tarring Road. Worthing town centre, with it's comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 0.6 miles away and Worthing seafront promenade is less than 0.8 miles away.

Council Tax Band B

Tenure Share of freehold
Lease Length Remainder of 999 years
Maintenance £936 per annum





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	57	
(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: 689 SqFt

Tenure: Share of Freehold

Council tax band: B

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.