



Browning Road, Worthing

Offers In Excess Of
£650,000
Freehold

- Stunning Detached Period Family Home
- Sought After Poet's District
- Bay Fronted Lounge
- Modern Kitchen & Utility Room
- Off Road Parking to Front
- Four/ Five Good Size Bedrooms
- Three Bathrooms & Ground Floor W.C
- EPC Rating - E
- South Facing Rear Garden
- Potential to Extend subject to Planning Permissions

Robert Luff & Co are delighted to offer to market this beautifully presented detached family ideally situated in this sought after location in the heart the Poet's district conservation area close to town centre shops, restaurants, parks, bus routes and the the mainline station. Versatile accommodation offers entrance hall, bay fronted lounge, dining room with doors leading out to the garden, study/ occasional bedroom five, modern kitchen, utility room with shower room and ground floor W.C. Upstairs are four good size bedrooms a family bathroom and further shower room. Other benefits include a low maintenance South facing rear garden and driveway to front providing off road parking.

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Accommodation

Entrance

Frosted leaded light period door into entrance hall.

Hallway

Frosted leaded light double glazed window, herringbone laid wood floor, radiator, coving, picture rail, thermostat, understairs cupboard housing electric meters, door into cloakroom.

Cloakroom / W.C

Low level flush W.C, corner wash hand basin, part tiled walls and floor, downlighters.

Lounge 15'7 x 13'2 max (4.75m x 4.01m max)

Dimmer switch, picture rail, herringbone laid wood floor, double glazed windows to front with fitted shutters, TV point, coving, wooden fire surround with marble insert and real flame gas fire.

Dining Room 16'10 x 11'0 (5.13m x 3.35m)

Double glazed bay window with views of the South facing garden, coving, ceiling rose and picture rail, laid herringbone wood floor.

Kitchen 15'2 x 8'0 (4.62m x 2.44m)

A range of wall and base units, stainless steel sink unit with mixer tap and drainer inset to roll top work surfaces, dedicated water softener for washing machine, Neff double oven, four ring electric hob with extractor fan, dual aspect double glazed window, tiled splash back, space for an American style fridge freezer, integrated dishwasher, downlighters, tiled floor, double glazed door to side.

Bedroom Five / Study 8'8 x 7'8 (2.64m x 2.34m)

Vertical contemporary radiator, laid wood flooring, downlighters, (occasional bedroom without natural light).

Utility / Room Shower

Base units, stainless steel sink unit with mixer tap and drainer inset to work surfaces, further appliance space, double glazed window, tiled floor, downlighters, cupboard housing Baxi boiler, walk through into shower area tiled shower room with Baxi shower and screen, heated towel rail, wash hand basin with mixer tap, extractor fan, downlighters.

Stairs leading from the hallway to split level landing, frosted double glazed window, coving, pull down ladder and loft hatch leading to boarded hobby room with with carpet, downlighters, roof window and cupboards.

Bedroom One 15'6 x 13'9 (4.72m x 4.19m)

Radiator, double glazed window with fitted shutters, wood effect laminate flooring, coving, picture rail.

Bedroom Two 11'1 x 10'2 into bay (3.38m x 3.10m into bay)

Double glazed bay window with view of the rear garden, wood effect laminate flooring, radiator, picture rail, coving.

Bedroom Three 13'1 x 8'9 (3.99m x 2.67m)

Double glazed window, wood effect laminate flooring, picture rail, loft hatch, radiator.

Bedroom Four 10'11 x 8'2 (3.33m x 2.49m)

Dual aspect double glazed window with views of the rear garden, radiator, coving, picture rail, wood effect laminate flooring, fitted wardrobe with hanging space, dimmer switch.

Shower Room

Low level flush W.C, shower cubicle with fitted shower, wash hand basin with mixer tap set into vanity unit, tiled floor, frosted double glazed window, tiled splash back, heated towel rail.

Bathroom

Panel enclosed bath with handles and mixer tap, concealed cistern W.C wash hand basin with mixer tap set into vanity unit, heated towel rail, tiled flooring, coving, underfloor heating.

South Facing Rear Garden

With attractive mature trees, wall enclosed flower beds, timber workshop with water, power and light (ideal for a workshop), large patio area, side gate.

Front Garden

Laid block driveway providing off road parking for two vehicles.



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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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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