



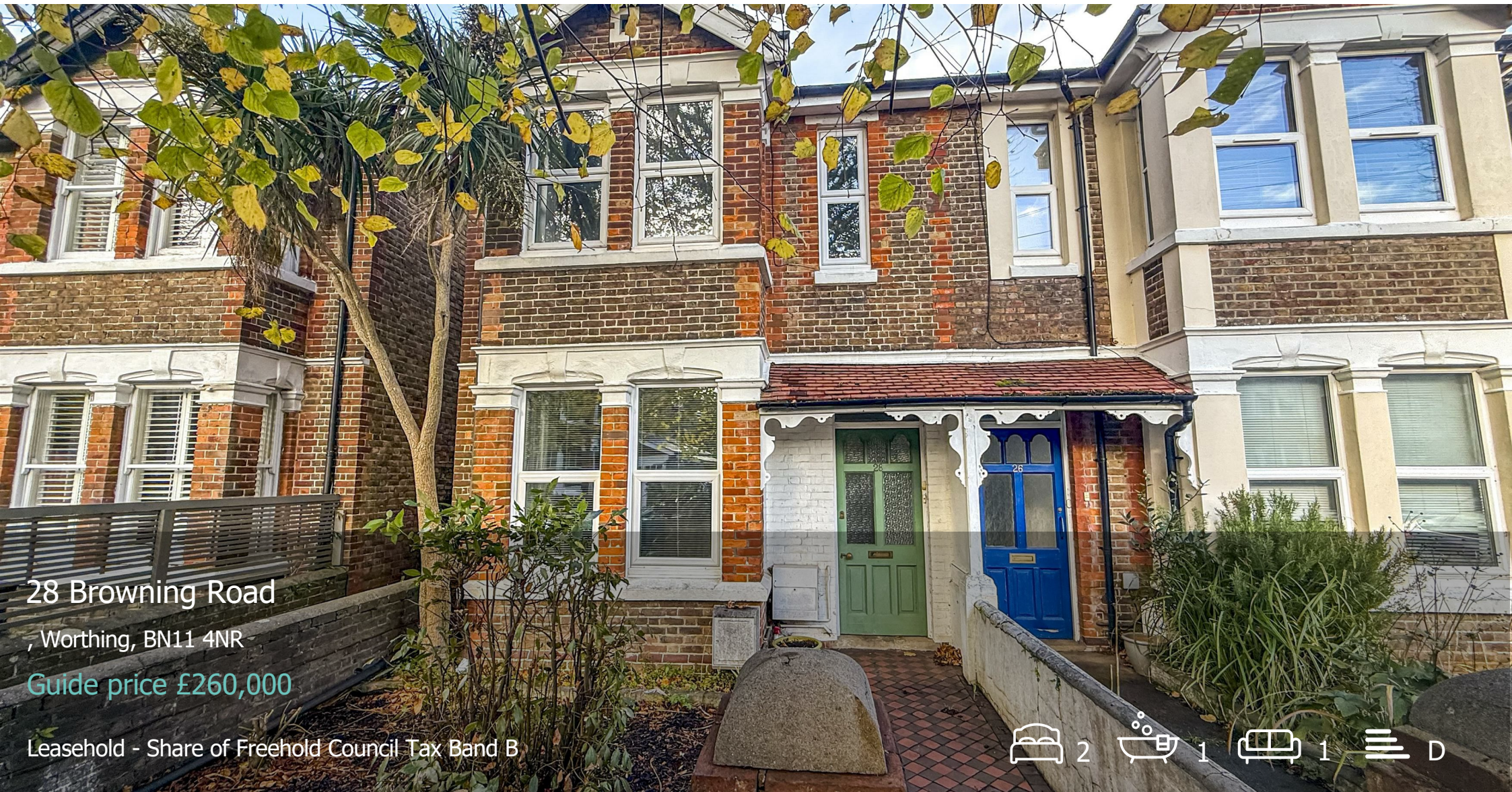
JAMES&JAMES
ESTATE AND LETTING AGENTS

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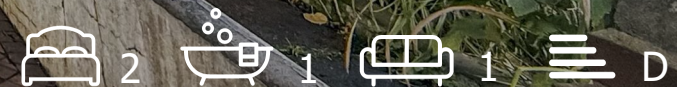


28 Browning Road

, Worthing, BN11 4NR

Guide price £260,000

Leasehold - Share of Freehold Council Tax Band B



We are delighted to bring to the market this ground floor apartment, offered for sale with no onward chain.

The accommodation comprises entrance hall, two well proportioned double bedrooms, the main bedroom enjoying an attractive bay fronted outlook, a bright and comfortable living room with patio doors, and a modern fitted kitchen featuring an excellent range of base and eye level units together with a host of integrated appliances being a washing machine, fridge/freezer, oven, induction hob, and microwave. There is also a well appointed contemporary shower room.

Externally, the property benefits from the full use of the front garden, and a private share of the rear garden which is predominantly paved and features a pleasant patio seating area ideal for outdoor relaxation.

Further features include gas fired central heating, double glazing, and the apartment is presented in excellent decorative order throughout.

Situated in Browning Road the property is just a short walk from mainline railways stations which give great access to most major towns and cities. Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities is approximately 1 mile distance.

Remainder of 999 year lease
Service charge - split 50/50 with upstairs flat





Entrance Hall

Bay fronted Bedroom
14'9 x 12" (4.50m x 3.66m)

Bedroom Two
12'7 x 10'3 (3.84m x 3.12m)

Living Room With Patio Doors To
Garden
11'8 x 10'9 (3.56m x 3.28m)

Modern Fitted Kitchen
12" x 6'3 (3.66m x 1.91m)

Shower Room

Private Rear Garden



Floor Plan



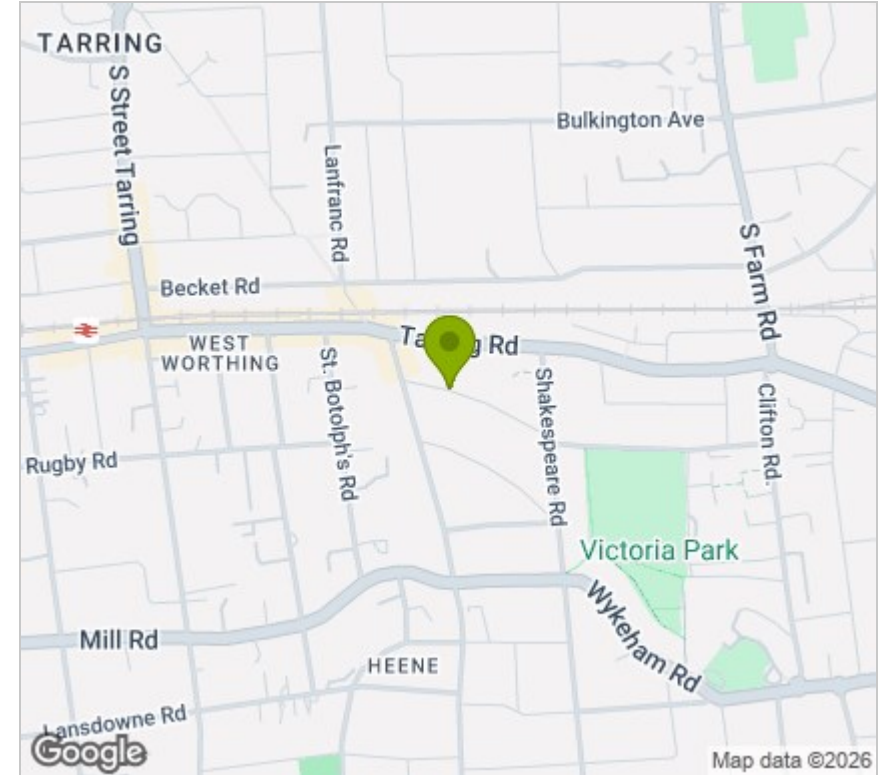
Viewing

Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

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All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

Area Map



Energy Efficiency Graph

