JAMES&JAMES
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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

Ground Flat, 9 Browning Road

, Worthing, BN11 4NS

Guide price £275,000

Leasehold Council Tax Band B

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Superb character filled garden flat in the favoured Poets area of Worthing. James & James Estate Agents are delighted to bring to the market this bungalow alternative, and in brief the accommodation comprises spacious shaped entrance hall with storage cupboard, superb lounge with focal fireplace and exposed brick walls with doors onto conservatory/sunroom and French doors opening onto the feature garden.

There is a bay fronted double bedroom, and a superb fitted kitchen with Butler sink and a range of integrated appliances. From the kitchen is an outer lobby hosting the airing cupboard, and a door giving side access and in turn leads to the luxury refitted bath & shower room.

Externally to the front of the property is off road parking, and the rear garden is a particular feature of the property being laid predominately to lawn with areas of decking, a timber shed, a profusion of tree and shrub lined borders, and an insulated garden cabin with French doors, power and light, ideal as a hobbies room/recreational area.

Other benefits include gas central heating and double glazing, and in our opinion internal viewing is considered essential to appreciate the overall size and condition of this character filled apartment.

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.

Please contact the vendor's sole agents to arrange a private viewing.

Lease length remaining - 138
Maintenance charge - 'as & when' split with top floor flat

Spacious L shaped entrance hall
17'9 narrowing to 4'11 x 3'6
opening to 16'3 (5.41m narrowing
to 1.50m x 1.07m opening to
4.95m)

Feature lounge
14'7 x 10'2 (4.45m x 3.10m)

Conservatory
6'5 x 9'6 (1.96m x 2.90m)

Kitchen
11'1 x 8'4 (3.38m x 2.54m)

Outer lobby with airing cupboard
6'5 x 3'1 (1.96m x 0.94m)

Luxury fitted bath & shower room
8'5 x 6'4 (2.57m x 1.93m)

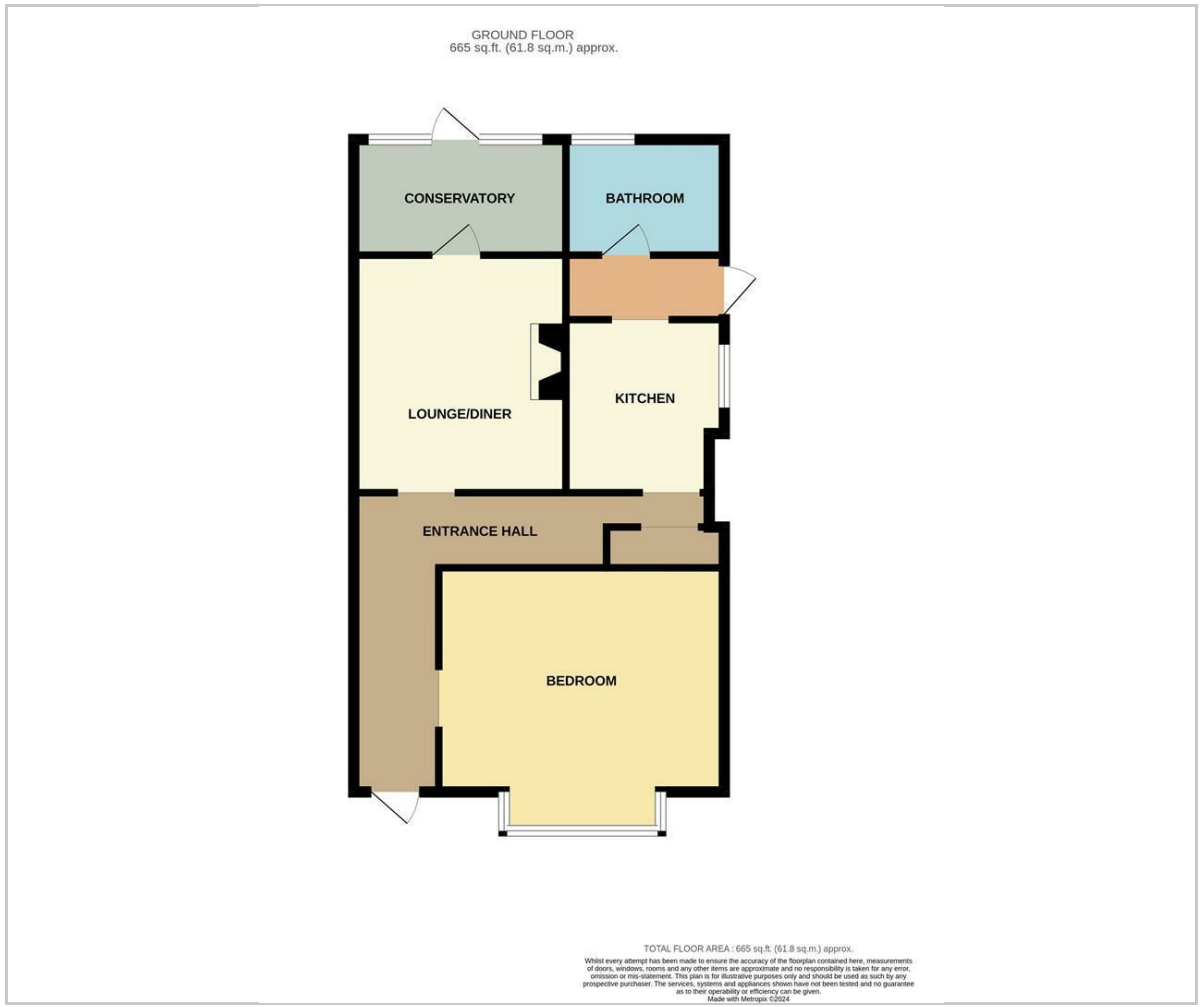
Bay fronted bedroom
15'5 x 15'1 (4.70m x 4.60m)

Off road parking

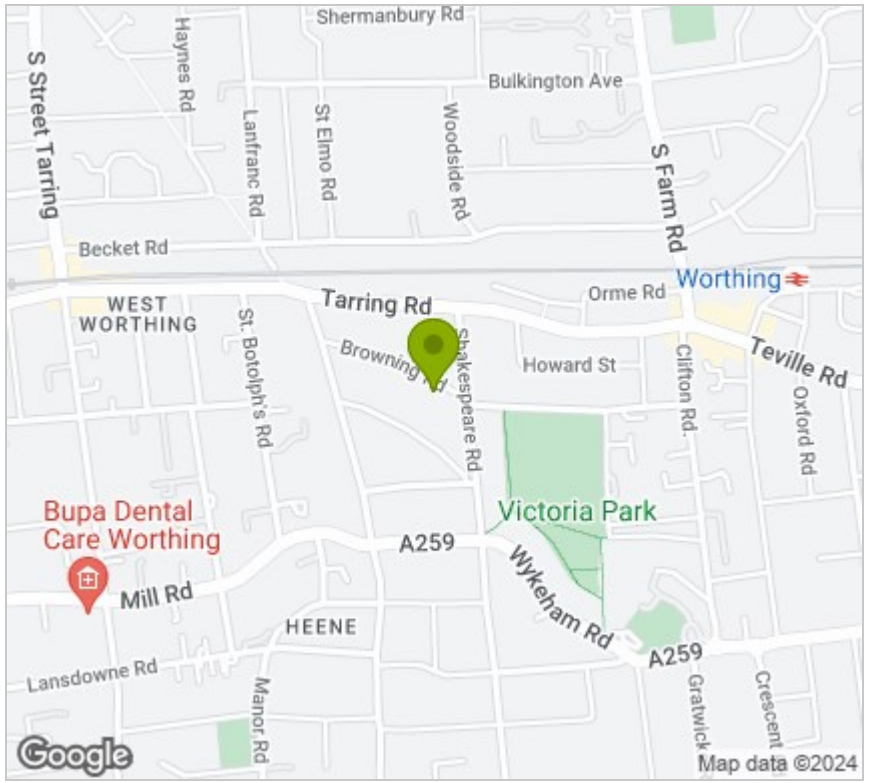
Feature lawned and decked
garden

Garden cabin with power & light
16'3 x 7'5 (4.95m x 2.26m)

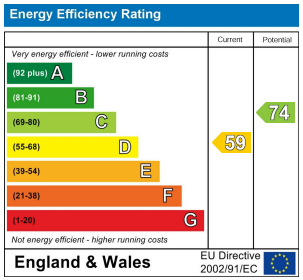
Floor Plan

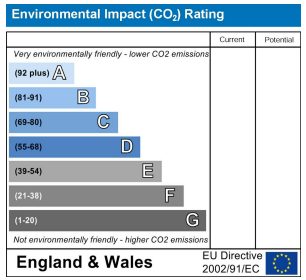


Area Map



Energy Efficiency Graph





Viewing

Please contact our James & James Estate Agents Office on 01903 958770
if you wish to arrange a viewing appointment for this property or require further information.

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