



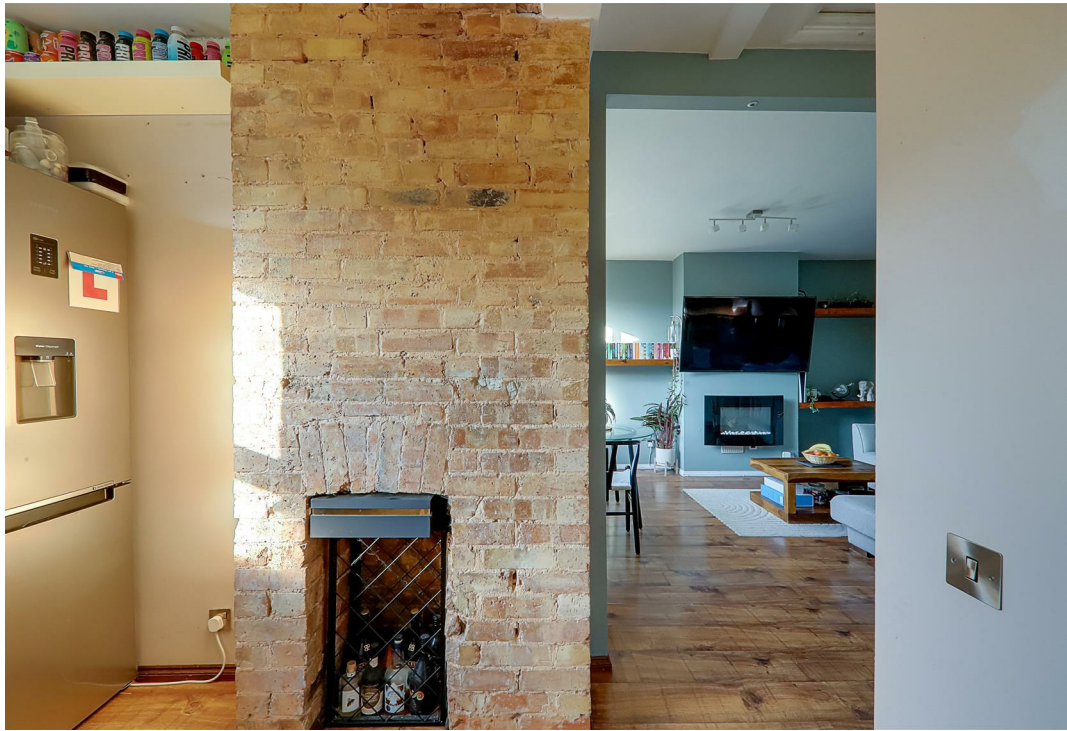
11a Browning Road, Worthing, BN11 4NS
Guide Price £280,000



Contemporary first floor, two bedroom flat with South Facing Garden and Off Road Parking located in the sought after Poets district. The accommodation briefly comprises, communal entrance, staircase with exposed feature brick wall opening to 14ft living room, modern kitchen with exposed brick chimney breast, two bedrooms and modern bathroom/Wc. The property has an attractive private lawned South aspect rear garden and off road parking to the front. Benefits include gas central heating and double glazed windows. CHAIN FREE.

Please note that the property is currently held on a leasehold title with approximately 83 years unexpired. The landlord has formally agreed to sell the freehold interest to the participating leaseholders. On completion of the sale, the buyer will therefore acquire the property with a share in the freehold together with the grant of a new extended lease of 999 years.

- CHAIN FREE
- Popular Poets District
- First Floor
- Private South Facing Rear Garden
- Off Road Parking
- Two Bedrooms
- Open Plan Landing/Lounge/Kitchen
- Bathroom/wc
- Share of Freehold Upon Completion





Communal Entrance

Door to communal hall. Private door with stairs to:

Landing

Exposed brick. Access hatch to loft. Radiator. Opening to:

Lounge

4.47m x 3.35m (14'8 x 11')

South facing double glazed window. Electric fireplace. Radiator. Exposed floor boards. Opening to:

Kitchen

2.87m x 2.74m (9'5 x 9')

Roll edge work surface having inset 1 1/2 bowl composite sink with swan neck mixer tap and draining board. 4 ring 'Logic' induction hob with concealed extractor cooker hood over. 'Logic' washing machine. Freestanding 'Samsung' fridge/freezer with water dispenser. Range of cupboards, drawers, and eye level wall units. Fitted fan oven. Cupboard housing 'Worcester' combination boiler supplying gas central

heating and hot water. Inset ceiling spotlighting.

Double glazed window to South. Exposed brick chimney breast.

Bedroom One

4.39m into bay x 4.04m (14'5 into bay x 13'3)

Double glazed sash bay window to front. Radiator. Two built in wardrobes into alcove with shelving and hanging rail. Radiator.

Bedroom Two

2.92m x 2.16m (9'7 x 7'1)

Double glazed sash window to front. Storage cupboard over stair bulkhead. Radiator.

Bathroom/wc

2.49m x 1.75m (8'2 x 5'9)

Suite comprising panelled bath with shower attachment and mixer tap, wall mounted controls with rainfall style shower over. Vanity unit with wash hand basin and mixer tap with drawers below. Close coupled wc. Ladder style towel radiator. Two double glazed windows. Inset ceiling spotlighting.

Outside

Private Rear Garden

South facing. Accessed via side gate with shingled bath to lawned area. Range of mature shrubs, bushes and small trees. Decked patio area with pergola over. Timber built storage shed.

Off Road Parking

Parking to front with access for one vehicle.

Lease Information

Length of lease: 999 years remaining

Annual service charge: £1,519 per annum

Service charge review period: TBC by vendor

Annual ground rent: Peppercorn

Ground rent review period: TBC by vendor

Council tax band: Band A

Version: 2

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(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	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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