



Browning Road, Worthing, BN11 4NR
£230,000 - £250,000 Guide



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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A delightful and rarely found one-bedroom garden flat, occupying the entire ground floor of this attractive Edwardian semi-detached property, situated in the sought-after Poets District. Having recently undergone complete redecoration, the property is superbly presented throughout and further benefits from two reception rooms, mature private garden, and its close proximity to Worthing station and local amenities.





Further Information

The accommodation comprises a generous south-facing living room with bay window and feature fireplace, double bedroom with an additional fireplace and direct access to the garden, versatile reception/dining room which could be used as a second bedroom, fitted kitchen with further access to the garden, and a modern shower room.

To the rear of the property is a stunning, private and well-established garden, with mature planted borders, lawn, and patio area, as well as useful side access.

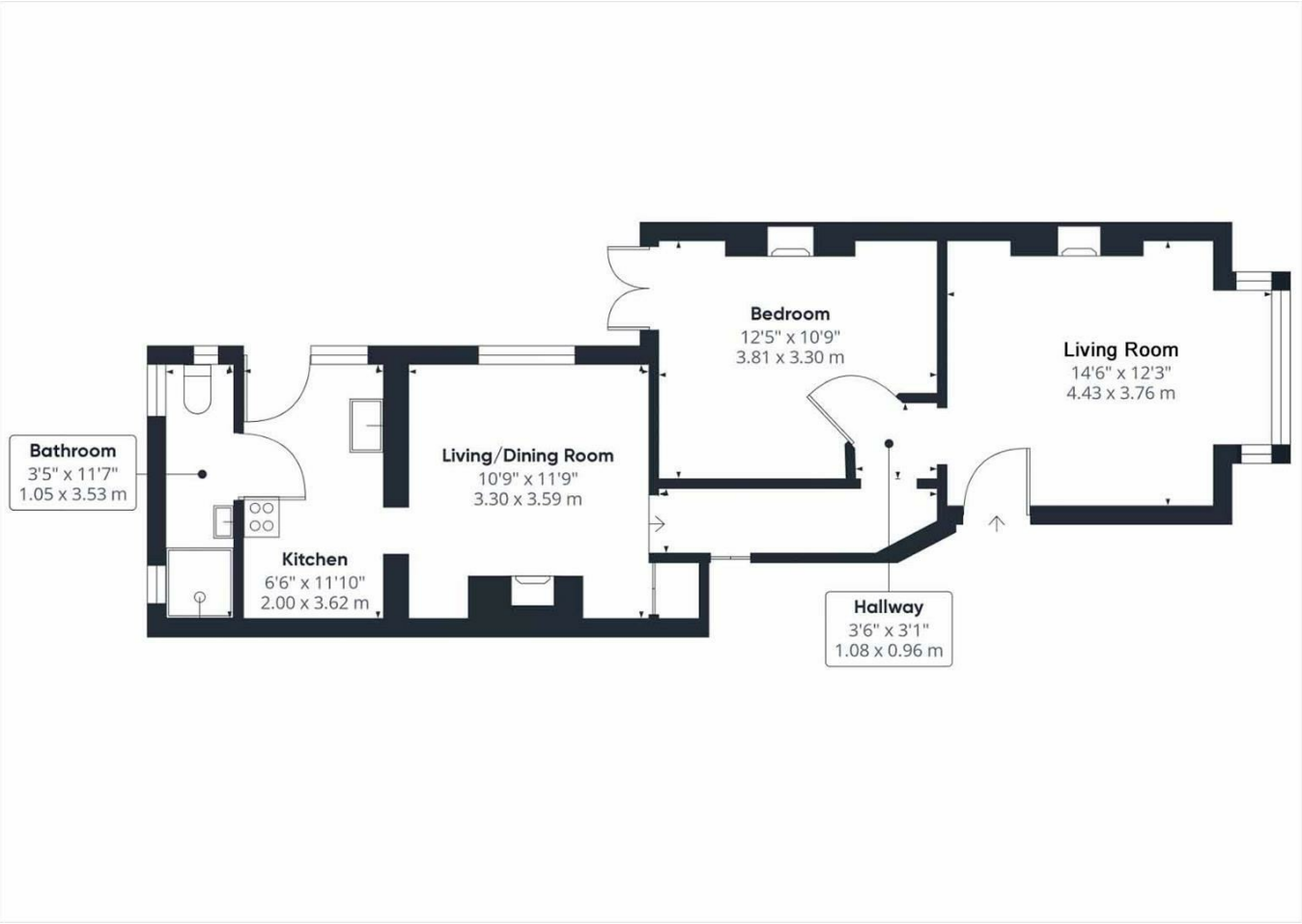
The property has been newly redecorated throughout with newly fitted carpets and is offered for sale with immediate vacant possession. Early and internal inspection is highly recommend.

Browning Road is set within the popular Poets District of Worthing, a residential area known for its character homes and strong community. The location is less than half a mile from Worthing station, making it ideal for commuters, while bus services are easily accessible from nearby roads. Local shops and cafés can be found along Tarring Road, with Worthing town centre just over half a mile away offering a wider range of amenities, restaurants, and leisure facilities. The seafront promenade is also within easy reach, less than a mile from the property.



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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	57	74
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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