



**Browning Road, Worthing, BN11 4NS**

**£525,000**



**Property Type:** Semi Detached House

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 3

**Council Tax Band:** C

- Rarely Available Semi Detached Period Home
- Three Well Proportioned Bedrooms
- Three Reception Rooms
- Fitted Kitchen And Bathroom
- Generous Rear Garden With Potential
- Off Road Parking To Front
- Scope To Extend (STPC)
- Prime Poets District Location
- Full Modernisation Required Throughout
- No Ongoing Chain

Jacobs Steel are delighted to offer for sale this rarely available semi-detached period house, ideally situated within the highly regarded Poet's District, one of Worthing's most sought-after locations. Positioned in a quiet residential setting, the property is conveniently close to local shops, amenities, mainline railway stations, parks, and the seafront. Now requiring modernisation throughout, the home presents an exciting opportunity for buyers to renovate and extend (subject to the necessary consents), creating a bespoke family residence. The property currently offers three bedrooms, three reception rooms, a kitchen, and family bathroom, along with the added benefit of off-road parking and a generous rear garden. The property is offered for sale with no





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**Internal** A charming period home arranged over two floors, retaining elements of its original character while offering excellent scope for improvement. Upon entering, a welcoming hallway provides access to the principal ground floor rooms and stairs to the first floor. The bay-fronted living room is positioned at the front of the property, enjoying a pleasant outlook and good natural light, while a separate dining room to the rear overlooks the garden and offers potential to be opened up or extended, subject to the necessary permissions. The kitchen is located at the rear and, like much of the property, would benefit from updating. Adjacent to the kitchen, the breakfast room presents an excellent opportunity to be opened up, creating a spacious kitchen/diner with direct access to the rear garden. To the first floor, there are three well-proportioned bedrooms, including a generous principal bedroom spanning the width of the property, along with a family bathroom. Requiring full refurbishment, this property provides a rare opportunity to create a stylish and substantial home in a prime central location.



**External** To the front of the property, there is the valuable benefit of off-road parking, providing convenient and sought-after parking in this central location. The rear garden offers a good-sized outdoor space, presenting excellent potential to be transformed into a private and attractive garden. With scope for redesign, it could provide the perfect setting for outdoor dining, entertaining, or family use. The property also offers clear potential for extension to the rear (subject to the necessary planning consents), further enhancing both the living space and overall appeal.

**Location** Situated on Browning Road in the highly sought-after Poets District of Worthing, this attractive period home occupies a prime position within one of the town's most desirable residential areas, known for its characterful properties and strong community feel. The property is conveniently located close to local shops, cafés, and amenities along Tarring Road, as well as well-regarded schools and nearby green spaces. Worthing's mainline railway station is just under half a mile away, offering direct links to London and Brighton, while regular bus routes along Tarring Road and Cowper Road provide excellent local connectivity. Worthing town centre is approximately 0.6 miles away, offering a wide range of shopping, dining, leisure facilities, and access to the seafront and promenade, perfectly combining coastal living with everyday convenience.

**Council Tax** Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		80
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	35	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.