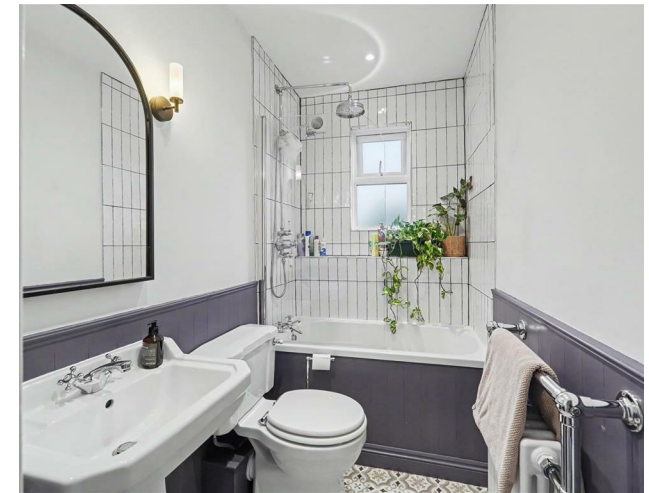




16 Browning Road, Worthing, BN11 4NS
Asking Price £315,000

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Contemporary ground floor, two bedroom flat with private rear garden. Located in the sought after Poets district and benefitting from Share of Freehold. The accommodation briefly comprises, communal entrance, exposed floorboard, living room with original fireplace, modern kitchen, two bedrooms and modern bathroom/Wc. The property has an attractive private lawned rear garden. NEW LEASE UPON COMPLETION.

- Ground floor
- Private garden
- Two bedrooms
- Re-furbished
- Desired area
- Close to station
- Share of freehold
- New lease upon completion





Front garden

Laid to lawn. Path leading to:

Door leading communal entrance hall

Front door into:

Hallway

Radiator, exposed wooden floor boards. Cupboard under stairs.

Lounge

3.63 x 4.53 (11'10" x 14'10")

Glazed sash bay windows. Shutter blinds. Feature fireplace. Built in cupboards into alcoves. Picture rail. Radiator. Exposed wooden floor boards.

Bedroom one

3.13 x 3.86 (10'3" x 12'7")

Built in wardrobes. Sash windows. Shutter



blinds. Radiator. Wall mounted beside draws. Picture rail.

Bedroom two

2.68 x 3.86 (8'9" x 12'7")

Built in wardrobe. Sash windows. Shutter blinds. Radiators. Picture rail.

Bathroom

Wash hand basin with mixer taps. Low level cistern with w/c. Shower over panelled bath with mixer taps. Double glazed window. Heated towel rail. Inset spotlighting. Tiled around bath and shower with shelf. Extractor fan.

Kitchen

3.04 x 3.26 (9'11" x 10'8")

Modern wall mounted and matching cupboards and draws. Integrated oven and hob with



extractor above. Sink with mixer taps and drainer. Part tiled. Double glazed windows with door leading out to:

Garden

Patio area with laid to lawn. Flower beds with wooden sleepers. Wooden shed with covered seating area. Outdoor tap.

Required Information

Length of lease: New lease upon completion

Annual service charge: 50/50 with neighbour

Council tax band: B

Draft version:

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



GROUND 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 misstatement. 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		75
(55-68) D	64	
(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



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