

£295,000

Browning Road

Heene, BN11 4NR

## PROPERTY SUMMARY

We are delighted to bring to the market this charming three bed maisonette on Browning Road in Worthing, this beautiful maisonette offers a perfect blend of character and modern living. Spanning an impressive 1,066 square feet, this property is set within a Victorian building dating back to 1890, showcasing the timeless elegance of its era.

The maisonette occupies the first and second floors, providing a spacious and airy environment. Upon entering, you are welcomed into a generous reception room, ideal for both relaxation and entertaining. The property boasts three well-proportioned double bedrooms, ensuring ample space for family or guests. The master bedroom features a convenient ensuite shower room, adding a touch of luxury to your daily routine.

In addition to the ensuite, the maisonette includes a second bathroom, making it practical for busy households. The private front garden offers a lovely outdoor space, perfect for enjoying the fresh air or tending to plants.

With a share of the freehold, this property not only provides a sense of ownership but also the potential for future value. The location in Worthing is highly desirable, with easy access to local amenities, schools, and the beautiful coastline.

3

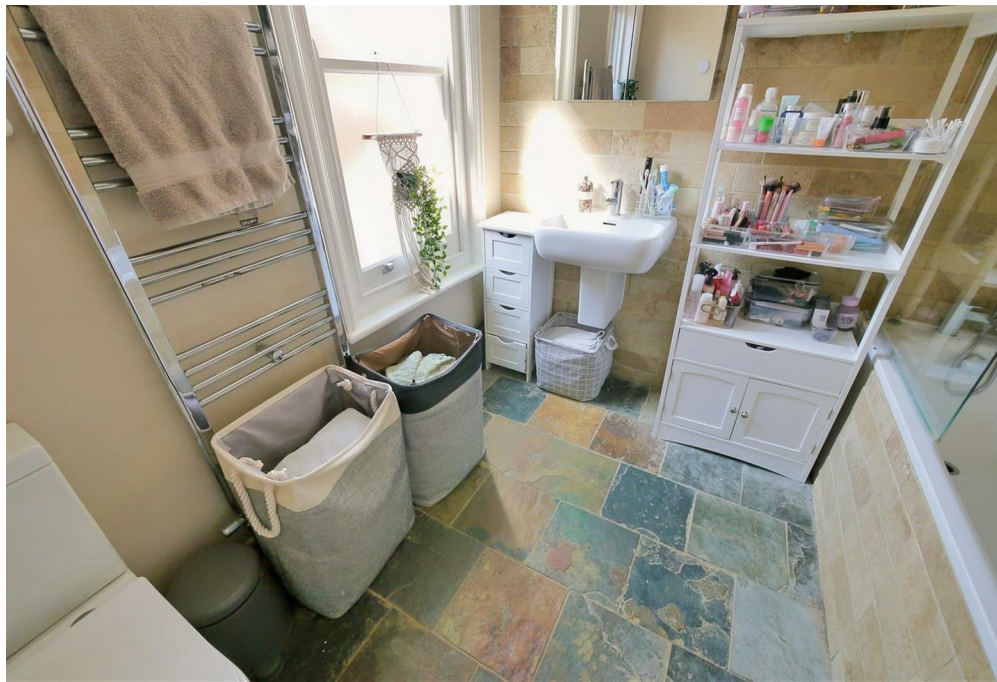


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1







Total area: approx. 106.2 sq. metres (1142.9 sq. feet)

LOCAL AUTHORITY

TENURE

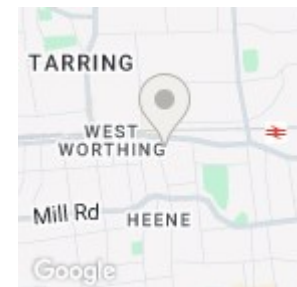
Share of Freehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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