

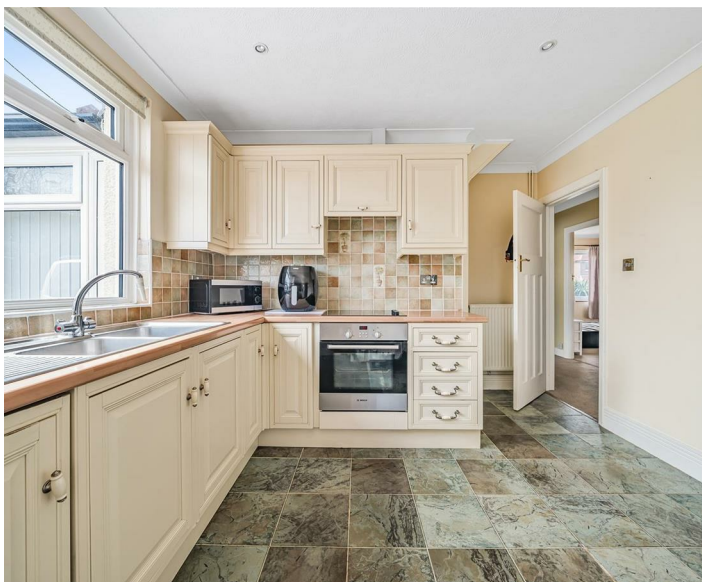


## Acacia Avenue, Worthing, BN13 2HP

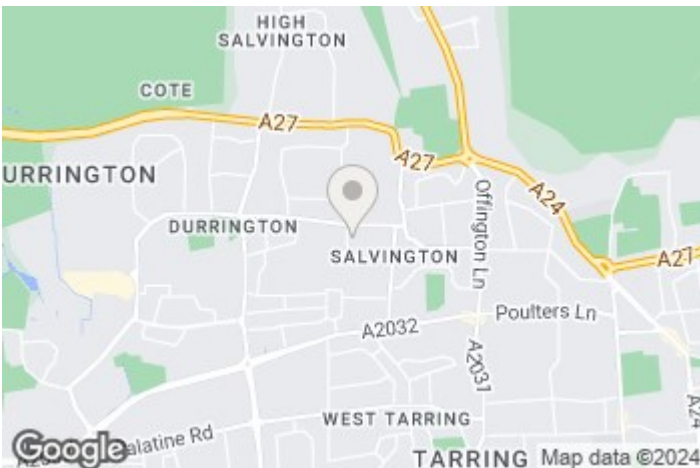
Asking Price £425,000

Being sold with no onward chain is the wonderful three bedroom semi detached dormer bungalow that has been well kept but offers incredible potential for further development and extension (STPP). Set on an impressive corner plot with gardens to three sides, a detached garage and separate driveway providing ample off road parking. Acacia Avenue is convenient for local shops, amenities and transport links including bus routes into Worthing Town Centre.

- Being sold with no onward chain
- Excellent potential for further development (STPP)
- Garage and driveway providing ample off road parking
- Catchment area for popular local schools
- Accommodation of approx. 1120 sq ft in size
- Set on an impressive corner plot with large gardens
- Well presented throughout and ready to move in
- Flexible living accommodation to suit any family
- Easy access to local shops and amenities
- Close to transport links including bus routes into Worthing Town Centre



Worthing, a picturesque seaside town on the south coast of England, exudes a unique charm with its blend of Victorian elegance and contemporary vitality. Known for its extensive pebble beach, historic pier, and well-maintained promenade, Worthing offers residents and visitors alike a captivating coastal experience. The town's vibrant cultural scene is enriched by theatres, art galleries, and frequent events, creating a lively atmosphere. With its beautiful parks, such as Beach House Park and Highdown Gardens, Worthing provides green spaces for leisure and relaxation. The town's bustling town centre features a diverse array of shops, restaurants, and entertainment venues, contributing to its reputation as a welcoming and thriving community. Worthing's accessibility, rich history, and scenic beauty make it a sought-after destination for those seeking a coastal haven with a perfect blend of tradition and modernity.



EPC Rating:

D

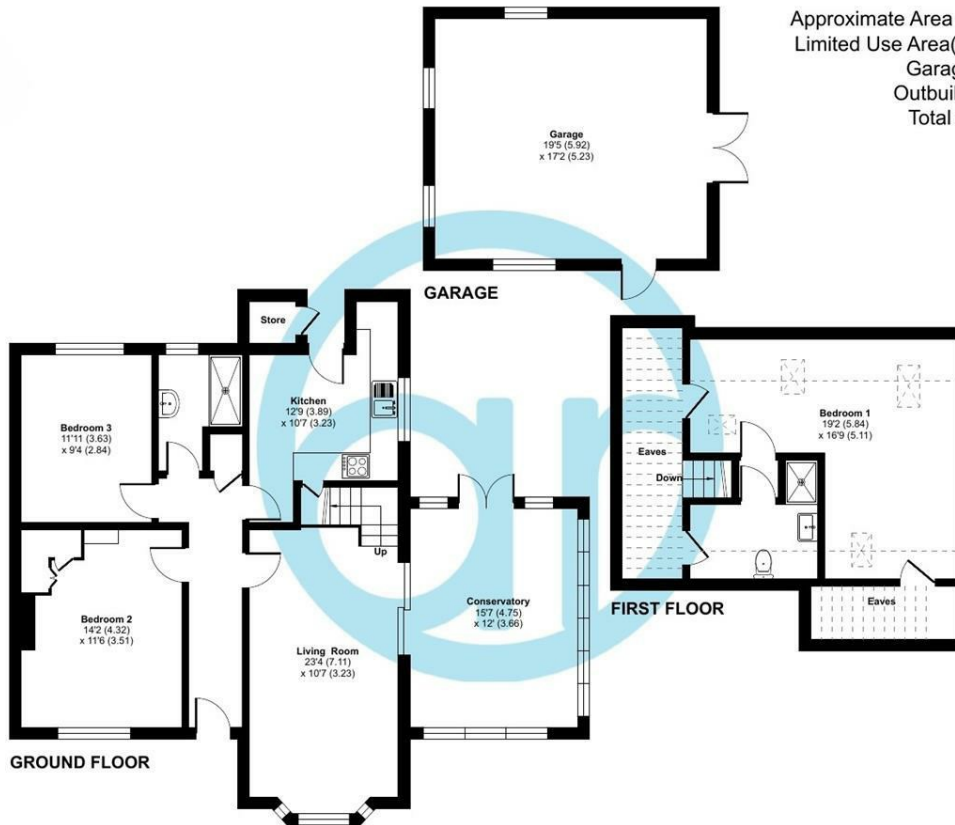
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Acacia Avenue, Worthing, BN13

Approximate Area = 1225 sq ft / 113.8 sq m  
 Limited Use Area(s) = 228 sq ft / 21.1 sq m  
 Garage = 335 sq ft / 31.1 sq m  
 Outbuilding = 10 sq ft / 0.9 sq m  
 Total = 1798 sq ft / 166.9 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Aspire Residential Real Estate. REF: 1111590

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