



Twyford Road, Worthing, BN13 2NP

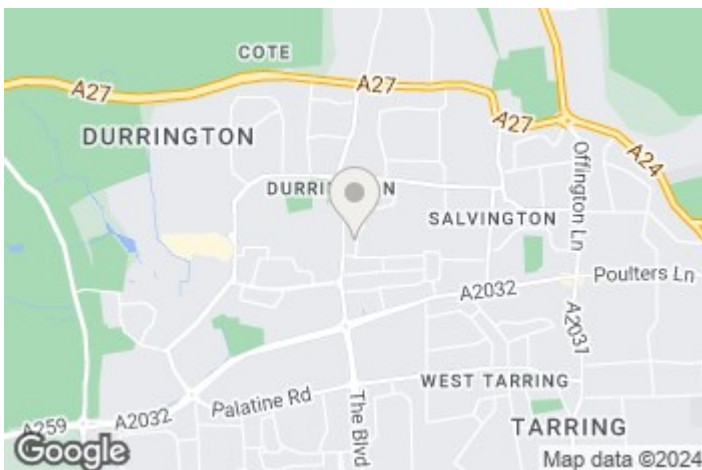
Asking Price £425,000

Nestled in a quiet, convenient location is this well presented two bedroom semi detached bungalow with a good size lounge and dining area as well as a conservatory. Additional benefits of this wonderful property include low maintenance gardens to both the front and rear, a good size driveway and a single garage providing further off road parking. Twyford Road provides easy access to local shops and amenities including schools and doctors surgery and is also only a short walk from the Number 700 bus route.

- Two Bedroom Semi Detached Bungalow
- Driveway and Garage providing off road parking
- Well presented accommodation throughout
- Conservatory overlooking the gardens
- Easy access to local shops, amenities and food establishments
- Accommodation of approx. 1123 sq ft in size\*
- Low maintenance gardens to both front and rear
- Reception room with good size dining area
- Most popular and convenient location
- Close to transport links including the 700 bus route



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 | 63                      | 82        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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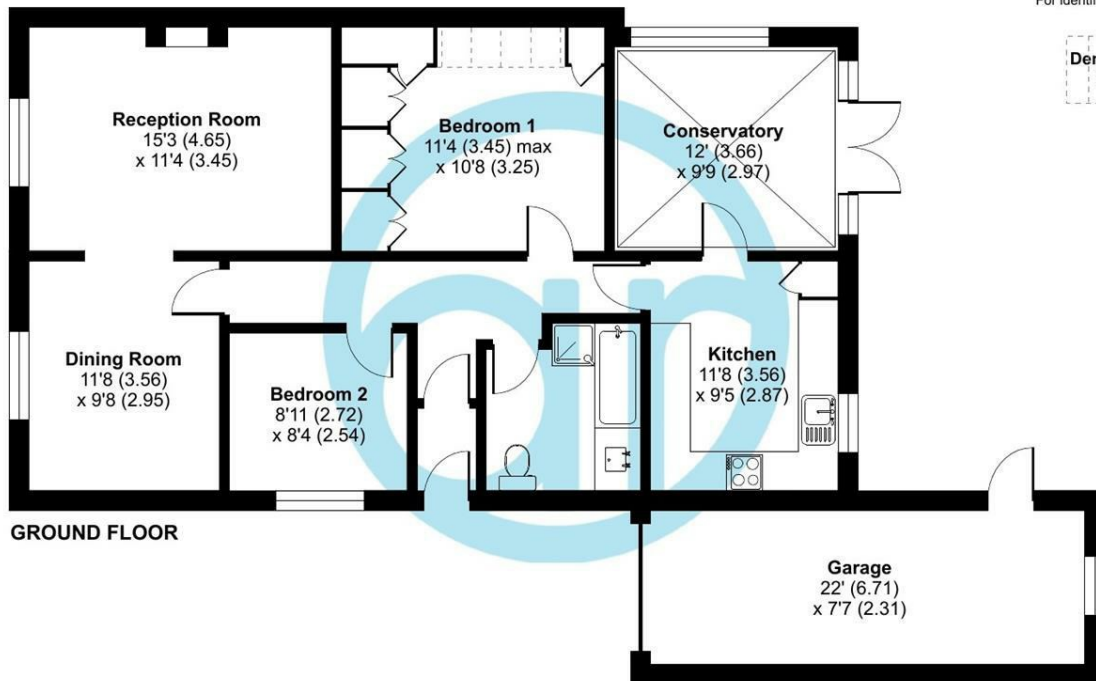
Approximate Area = 938 sq ft / 87.1 sq m

Limited Use Area = 13 sq ft / 1.2 sq m

Garage = 172 sq ft / 16 sq m

Total = 1123 sq ft / 104.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Aspire Residential Real Estate. REF: 1123554

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