



## Lingfield Close, Worthing, BN13 2DZ

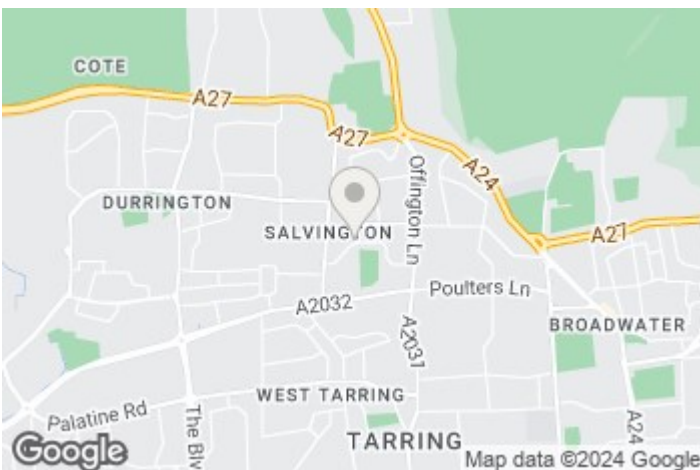
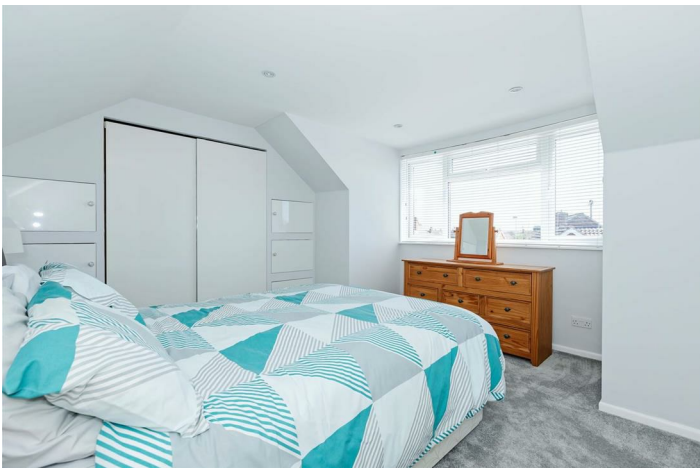
Asking Price £425,000

A spacious and well proportioned three bedroom semi detached chalet bungalow situated along a quiet cul-de-sac, close to local shops, amenities and transport links into Worthing town centre. This wonderful property has been kept to a high standard and benefits from a brick base conservatory with solid roof. Externally, there is a driveway and garage providing ample off road parking, while to the rear is a good size private garden with lawn and patio areas.

- Three bedroom semi detached chalet bungalow
- Brick base conservatory with solid roof
- Driveway and garage for off road parking
- Quiet cul-de-sac location
- Situated in a convenient location close to shops and amenities
- Spacious and well presented accommodation
- Private garden with lawn and patio areas
- Excellent potential due to the good size plot
- Close to transport links including the 5 and N700
- Within the catchment area of popular local schools



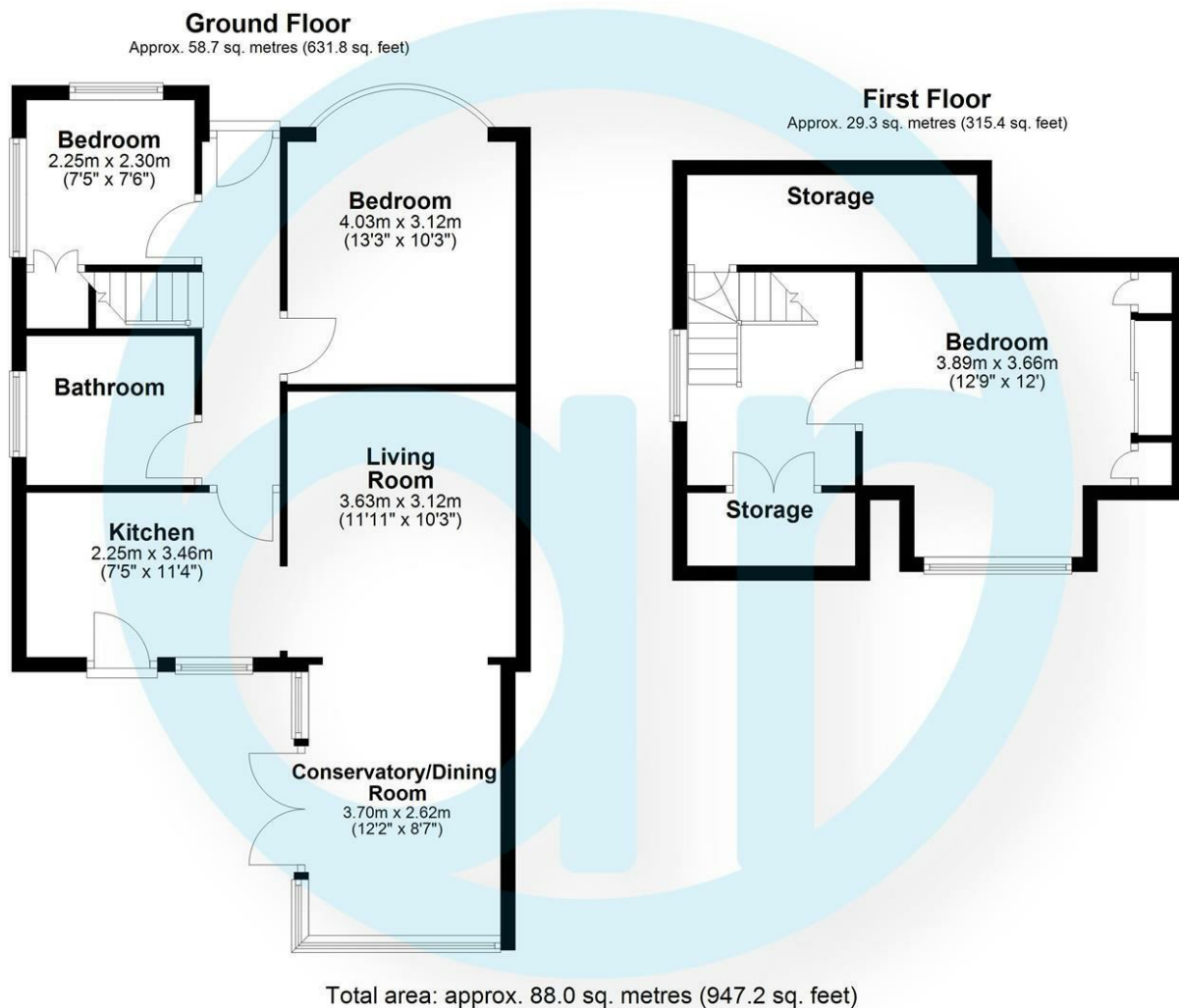
Worthing, a picturesque seaside town on the south coast of England, exudes a unique charm with its blend of Victorian elegance and contemporary vitality. Known for its extensive pebble beach, historic pier, and well-maintained promenade, Worthing offers residents and visitors alike a captivating coastal 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			86
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Aspire Residential | Goring-by-Sea**

28 Goring Road  
Goring-by-Sea  
Worthing  
BN12 4AD  
Telephone: 01903 259 961  
Email: [info@aspireresidential.co.uk](mailto:info@aspireresidential.co.uk)



**Aspire Residential | Durrington / Salvington**

5 Selden Parade  
Salvington Road  
Worthing  
BN13 2HL  
Telephone: 01903 910 424  
Email: [enquiries@aspireresidential.co.uk](mailto:enquiries@aspireresidential.co.uk)

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