



# ASPIRE RESIDENTIAL

Service | Expertise | Accountability



Wallace Avenue, Worthing, BN11 5QZ

Asking Price £279,950

Aspire Residential are delighted to bring to the market this well presented, top floor apartment yards away from Worthing's desirable seafront. Internally the property has been finished to a modern standard and offers a spacious layout. External offerings include a garage, a private balcony & beautiful communal gardens. Additional benefits include a long lease, no forward chain & gas central heating.



Council Tax Band: C

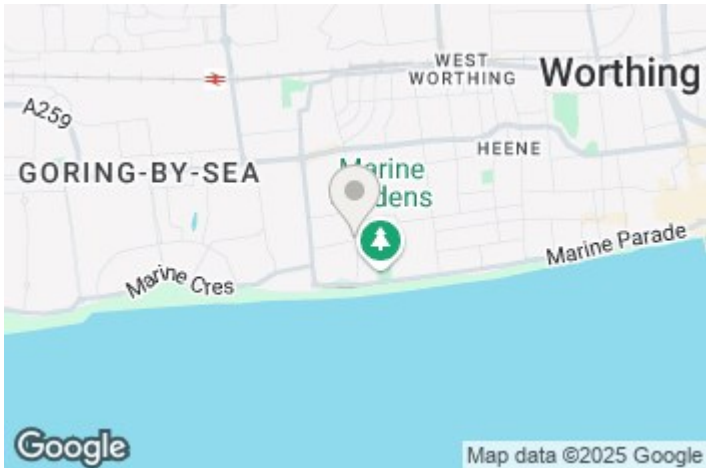


- Top floor flat
- Garage
- Modern accomodation
- Maintenance - £2420 approx.
- Easy walk to local shops, bars and restaurants
- Private balcony
- Lease - 131 years
- Gas central heating
- Superb location yards away from the seafront
- West Worthing Train Station is less than 1 mile away





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.

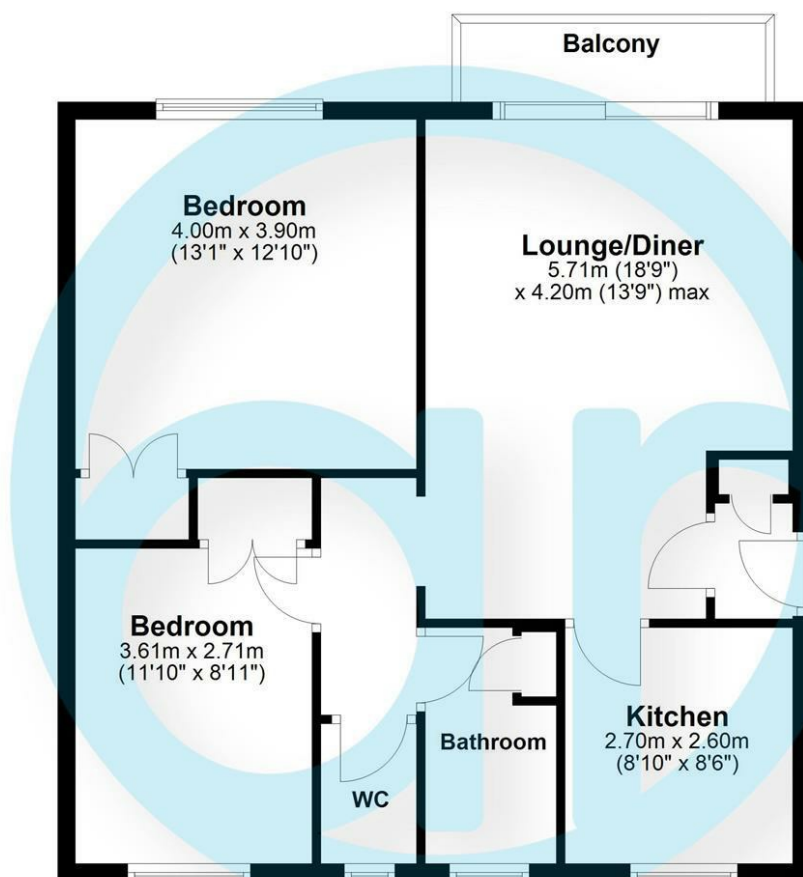


EPC Rating:  
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Floor Plan

Approx. 69.8 sq. metres (751.3 sq. feet)



Total area: approx. 69.8 sq. metres (751.3 sq. feet)

### Aspire Residential | Goring-by-Sea

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### Aspire Residential | Durrington / Salvington

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