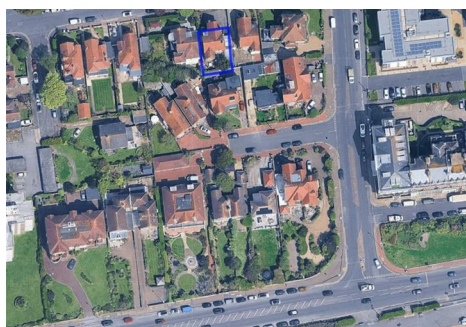




# ASPIRE RESIDENTIAL

Service | Expertise | Accountability



Bath Road, Worthing, BN11 3NU

Asking Price £650,000

Aspire Residential are delighted to bring to the market a fantastic opportunity for someone to create a large detached family home in desirable West Worthing. Currently presented as two spacious two-bedroom flats, this charming and characterful property offers immense potential for conversion. With the right vision, the existing layout could be transformed into a stunning single-family home, or you could even add an additional flat in the loft space for a multi-generational living arrangement or rental potential. The south-facing garden ensures an abundance of natural light throughout the day, creating a bright and airy atmosphere. There is also the possibility to add a single-storey extension to further enhance the living space, subject to planning permission. This is a rare opportunity to acquire a versatile property in a highly sought-after location, with excellent transport links and local amenities nearby.



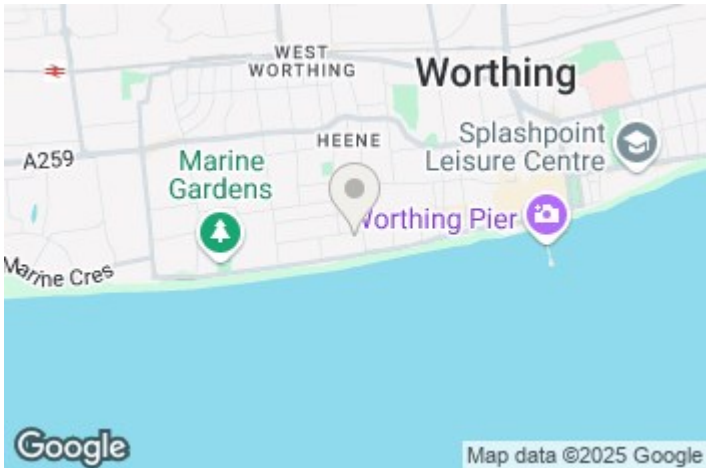
Council Tax Band:



- Minimum 4 bedroom (STP)
- South facing garden
- Potential to create a 3rd floor or additional flat
- Currently just under 2000sqft (184sqm)
- Walkable distance to a mainline train station
- Currently 2 x 2 bed flats
- Superb location in West Worthing
- Sold with vacant possession
- Local shops and restaurants
- Generous off road parking



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.

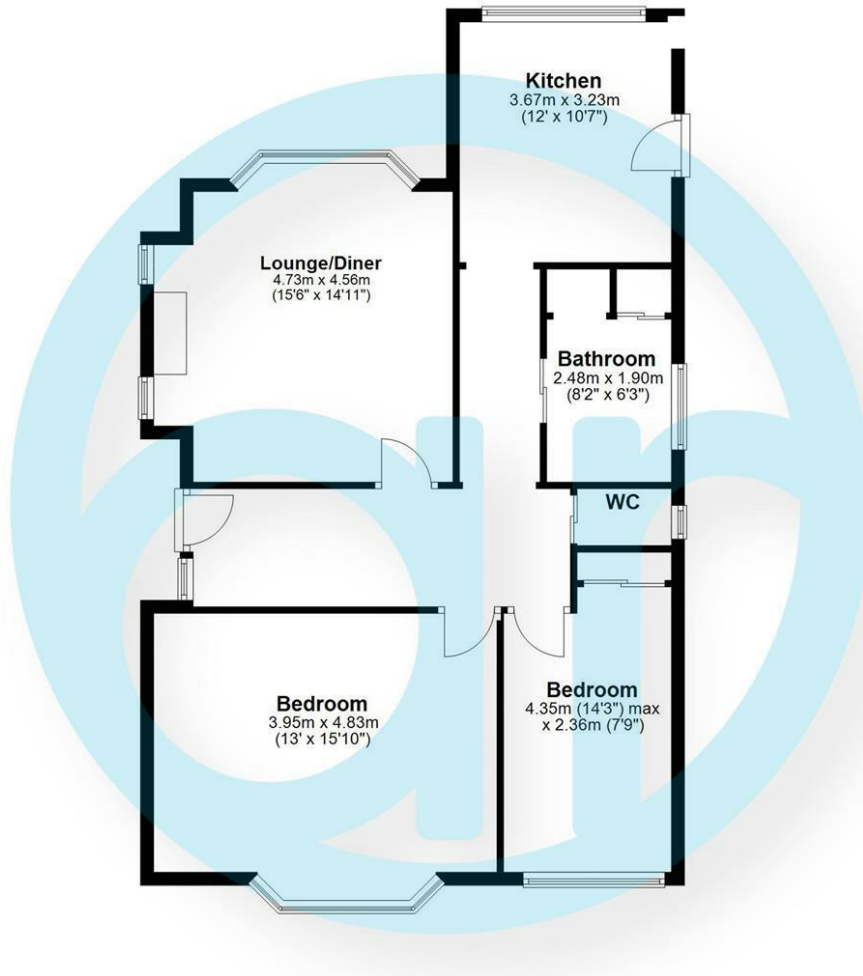


EPC Rating:  
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	
(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. 87.9 sq. metres (946.2 sq. feet)



#### Aspire Residential | Goring-by-Sea

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Worthing  
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Telephone: 01903 259 961  
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#### Aspire Residential | Durrington / Salvington

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Salvington Road  
Worthing  
BN13 2HL  
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Email: [enquiries@aspireresidential.co.uk](mailto:enquiries@aspireresidential.co.uk)

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