



ASPIRE RESIDENTIAL

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Wordsworth Road, Worthing, BN11 3NJ

Guide Price £240,000

Located in one of Worthing's most popular postcodes, this deceptively spacious ground floor garden apartment forms part of a sought-after development just metres from the seafront. Ideally positioned within easy walking distance of the town centre, this property offers the best of coastal and urban living.

Boasting its own private entrance and a private front garden, the apartment offers well-proportioned accommodation throughout. It features two generous double bedrooms, a large open-plan living area with a contemporary fitted kitchen, a bay-fronted lounge, and a stylish modern bathroom.

Additional benefits include a long lease and the property being sold with the vendors already suited.

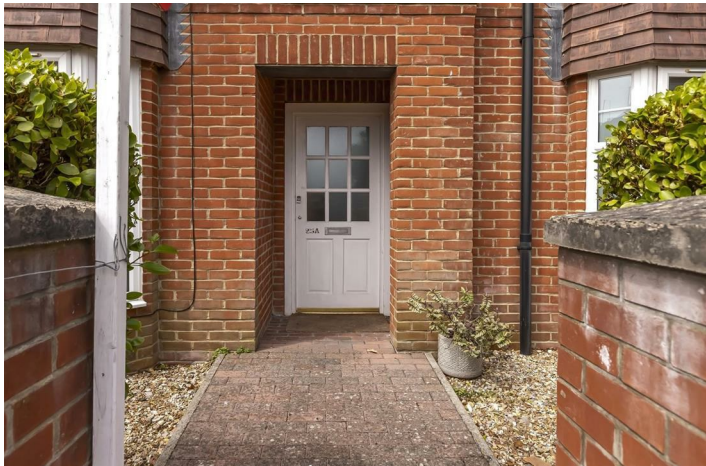


Council Tax Band: B


- Deceptive two bedroom ground floor flat
- Underfloor heating
- Meters from the seafront
- Bike Storage & private outside space
- Maintenance £1500 p/a approx with a peppercorn ground rent
- Solar heated water tank
- Refitted shower room
- Local shops, pubs & restaurants
- Long Lease term - 170 years approx.
- Easy walk to Worthing train station



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.

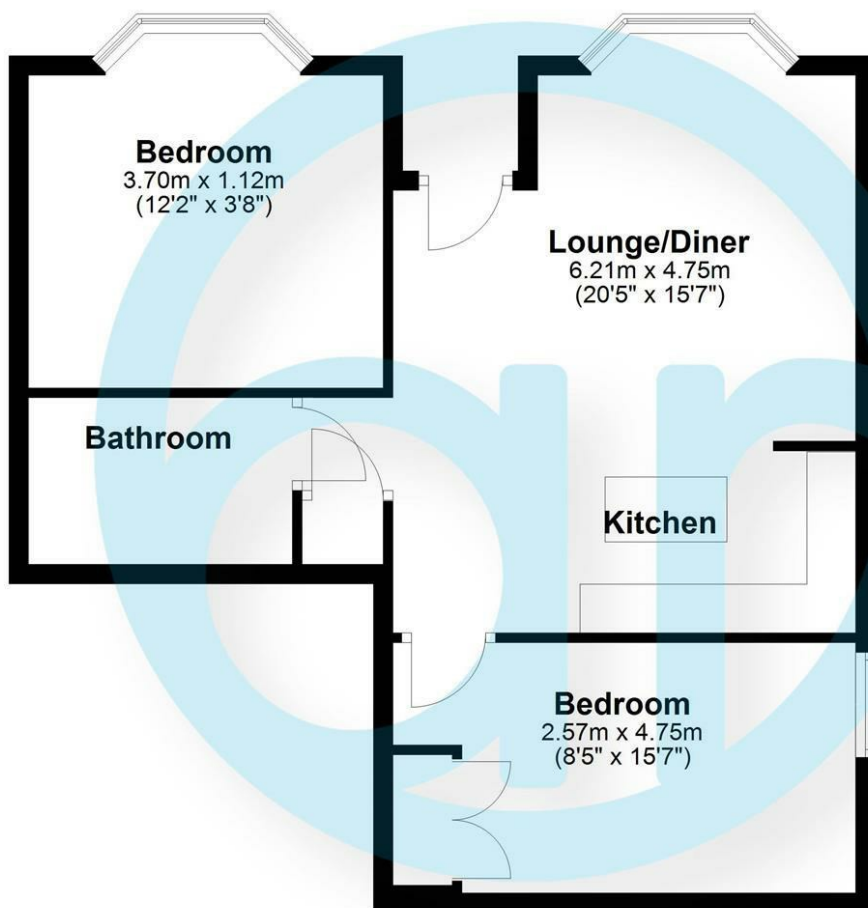


EPC Rating:
C

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 79 | 81 |
| (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. 57.3 sq. metres (616.7 sq. feet)



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