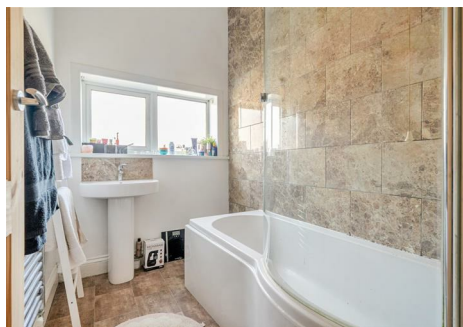




ASPIRE RESIDENTIAL

Service | Expertise | Accountability



Rugby Road, Worthing

£230,000

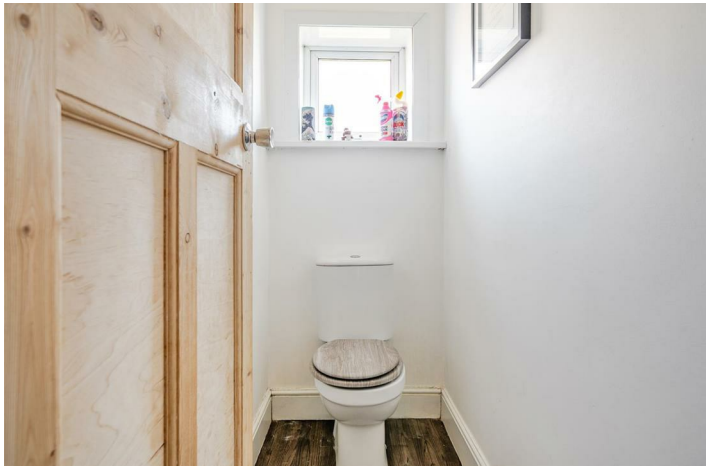
Located in the sought-after Rugby Road area of Worthing, this well-maintained two-bedroom top floor flat offers spacious accommodation, a bright and airy feel throughout, and the perfect blend of character and convenience. Ideal for first-time buyers, buy-to-let investors, or those looking to downsize near the coast.



Council Tax Band:

- Two good-sized bedrooms
- Separate fitted kitchen with plenty of cupboard space
- Top floor position – quiet and private
- EPC - D
- Share of the freehold
- Generous living room with large windows and elevated views
- Modern bathroom suite
- Minutes away from West Worthing Train Station
- Walking distance to Worthing town centre, the seafront, and local shops
- Maintenance as and when required





EPC Rating:
D

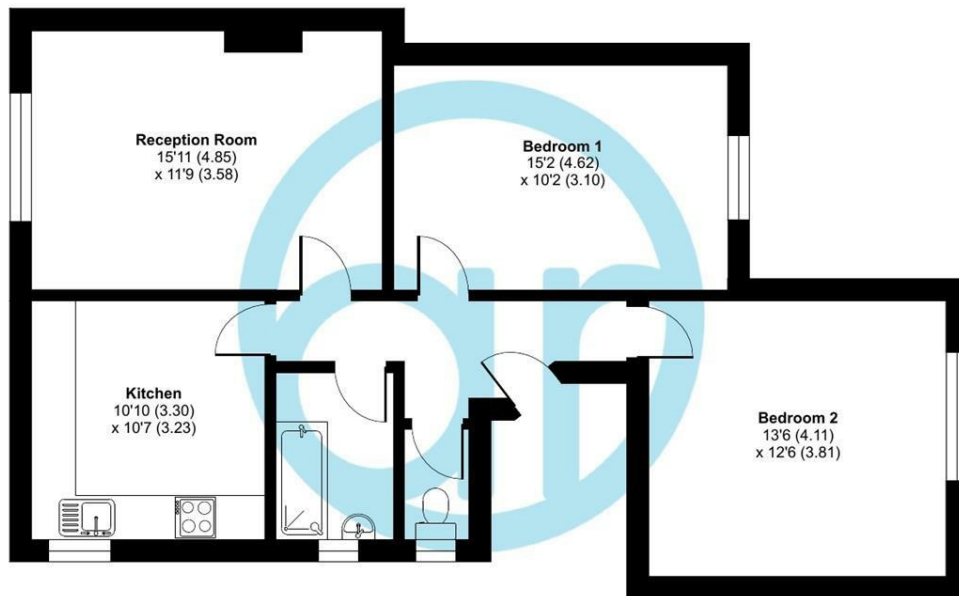
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Rugby Road, Worthing, BN11

Approximate Area = 764 sq ft / 71 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). © nitchecom 2025. Produced for Aspire Residential Real Estate. REF: 1319795

Aspire Residential | Goring-by-Sea

28 Goring Road
Goring-by-Sea
Worthing
BN12 4AD
Telephone: 01903 259 961
Email: 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

Aspire Residential and Aspire Residential Estate Agents are trading names of Aspire Residential Sales Limited, a Company registered in England and Wales with registration number 11659289. VAT No. 317450614

IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.