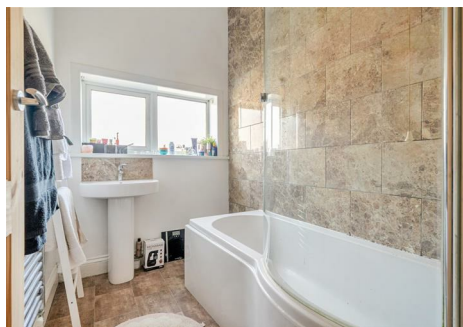




ASPIRE RESIDENTIAL

Service | Expertise | Accountability



Rugby Road, Worthing, BN11 4PU

Asking Price £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.

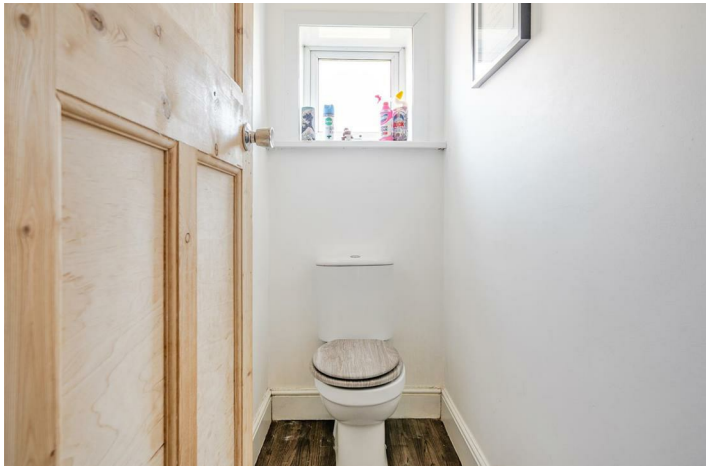


Council Tax Band: B

- 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
- Maintenance as and when required



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

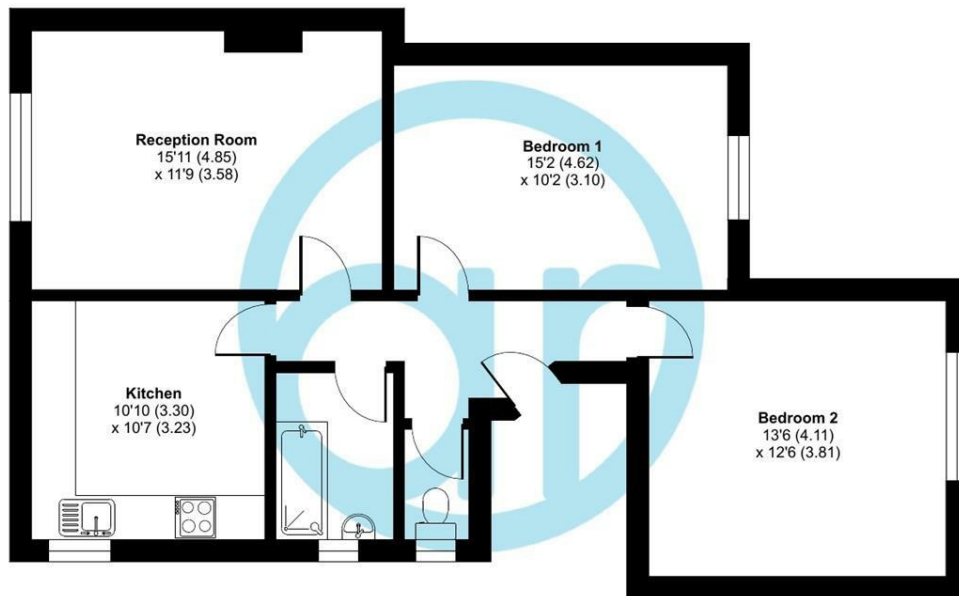
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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

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