



ASPIRE RESIDENTIAL

Service | Expertise | Accountability



**** Large South Facing Garden** Rugby Road, Worthing**

Asking Price £695,000

Aspire Residential are delighted to bring to the market this extended, three bedroom semi detached family house in popular West Worthing. The ground floor accommodation offers an entrance porch, dining room/bedroom four, living room, kitchen/breakfast room and a shower room/utility room and a office/bedroom five. The upstairs comprises of three double bedrooms and a family bathroom. Externally, the property offers a South facing garden measuring in excess of 100ft and has an array of fruit trees and shrubbery. Off road parking is provided for 2/3 cars. Additional benefits include a short walk to West Worthing mainline train station, and local shops.



Council Tax Band: D

- Well presented semi-detached family home
- Beautiful south facing rear garden
- Off road parking for numerous vehicles
- Easy walk to the seafront
- Ability to extend further if required (STP)
- Versatile accommodation
- Ground floor shower room & office Space
- EPC - D
- Local mainline train station
- Goring high street less than 0.5 mile away

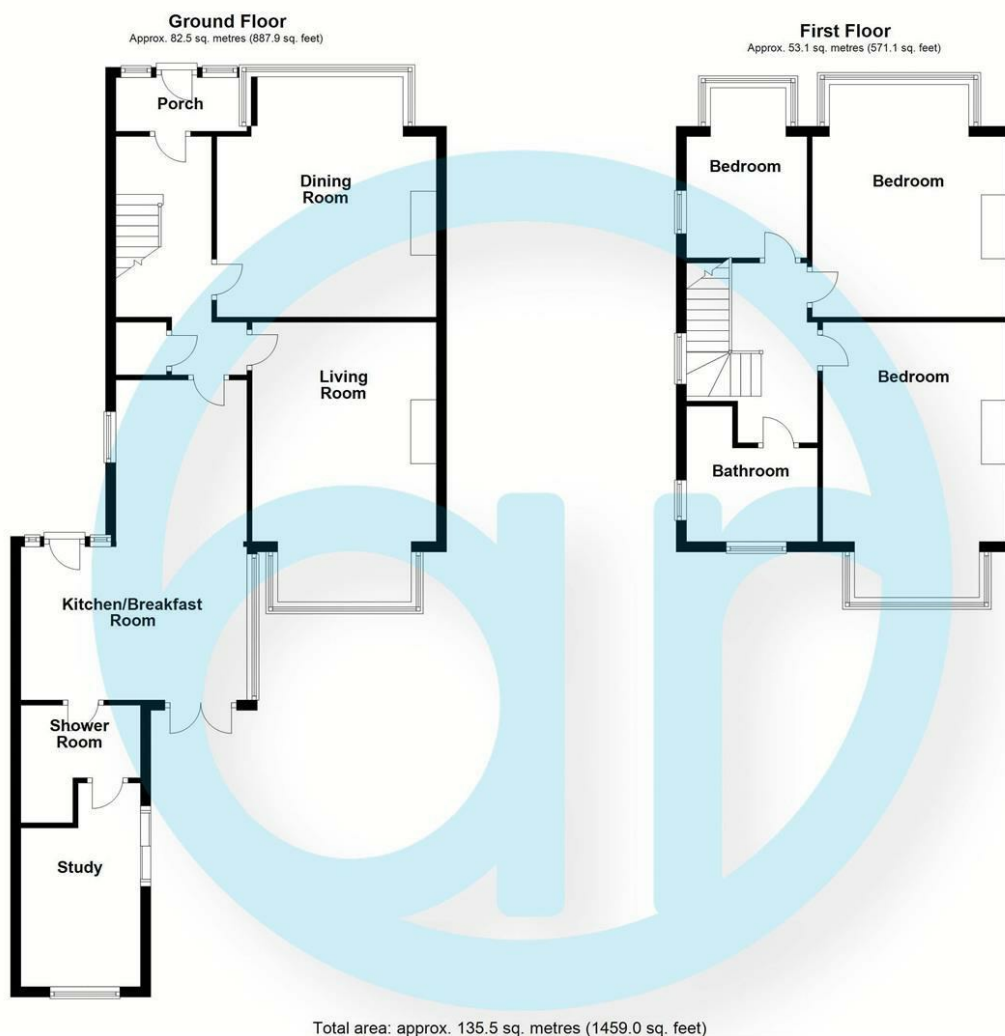


Worthing, a picturesque seaside town on the south coast of England, exudes a unique charm with its blend of Victorian elegance and contemporary vitality. Known for its extensive pebble beach, historic pier, and well-maintained promenade, Worthing offers residents and visitors alike a captivating coastal 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:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



Aspire Residential | Goring-by-Sea

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