



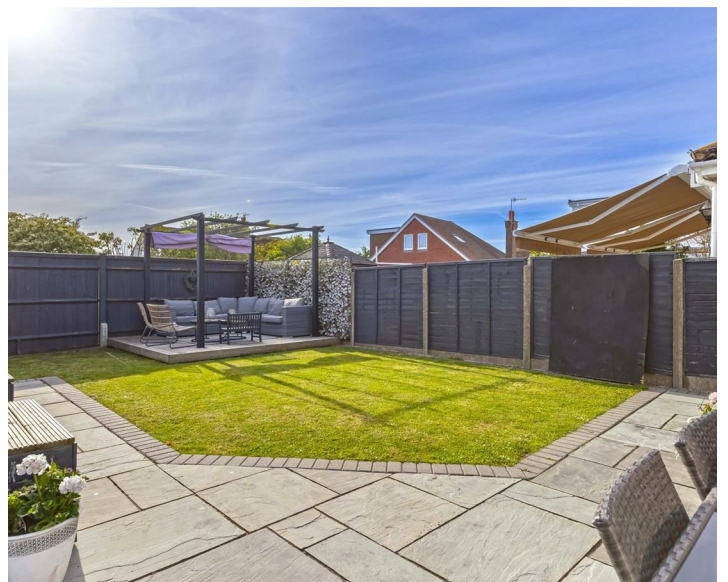
Leeward Close, Worthing, BN13 1NE

Asking Price £435,000

A modern, stylish three bedroom semi detached bungalow that offers flexible accommodation extending to 985 sq ft in size. This wonderful property is located at the head of a quiet cul-de-sac location and benefits from a beautifully landscaped garden with lawn and patio areas. Further advantages include a good size driveway leading to a single garage, providing ample off road parking.

- Three bedroom semi detached bungalow
- Beautifully landscaped gardens to the rear
- Modern fitted kitchen and bathroom
- Situated in a quiet cul-de-sac location
- Within the catchment for popular local schools

- Presented to a high standard throughout
- Garage and driveway providing off road parking
- Flexible accommodation of approx. 895 sq ft
- Close to local shops, amenities and pubs
- Convenient for transport links including #7 bus route



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.



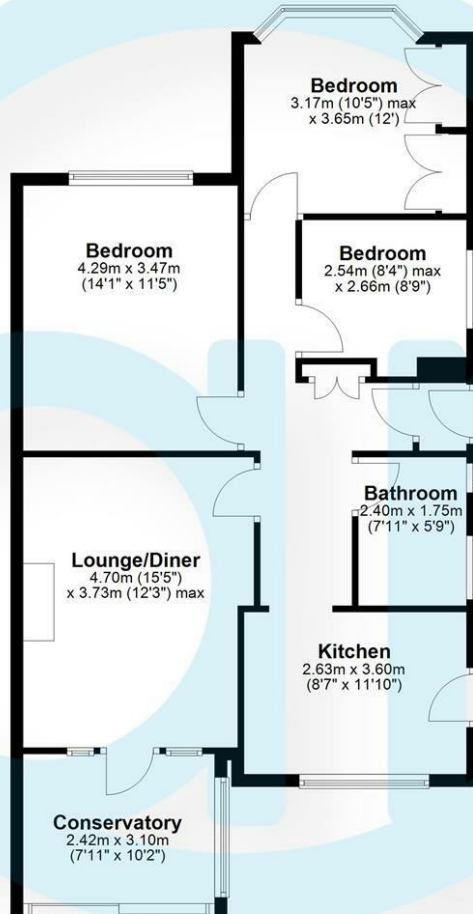
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(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. 83.1 sq. metres (894.3 sq. feet)



Total area: approx. 83.1 sq. metres (894.3 sq. feet)

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

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