



Twyford Road, Worthing, BN13 2NP

Asking Price £425,000

Nestled in a quiet, convenient location is this well presented two bedroom semi detached bungalow with a good size lounge and dining area as well as a conservatory. Additional benefits of this wonderful property include low maintenance gardens to both the front and rear, a good size driveway and a single garage providing further off road parking. Twyford Road provides easy access to local shops and amenities including schools and doctors surgery and is also only a short walk from the Number 700 bus route.

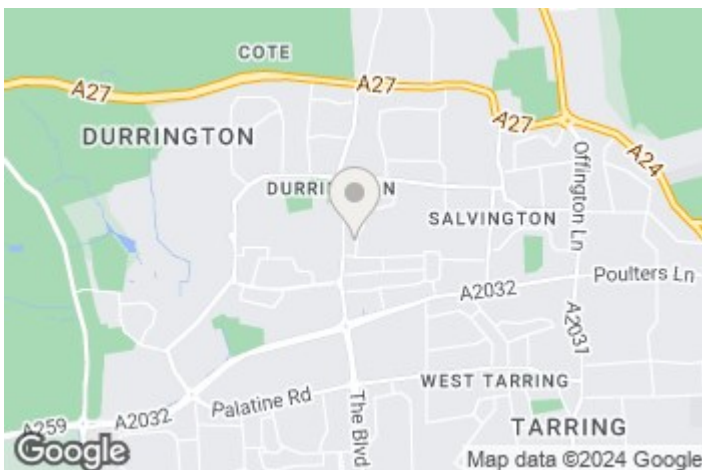


Council Tax Band: C

- Two Bedroom Semi Detached Bungalow
- Driveway and Garage providing off road parking
- Well presented accommodation throughout
- Conservatory overlooking the gardens
- Easy access to local shops, amenities and food establishments
- Accommodation of approx. 1123 sq ft in size\*
- Low maintenance gardens to both front and rear
- Reception room with good size dining area
- Most popular and convenient location
- Close to transport links including the 700 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			
(69-80) C			
(55-68) D		63	82
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Twyford Road, Worthing, BN13

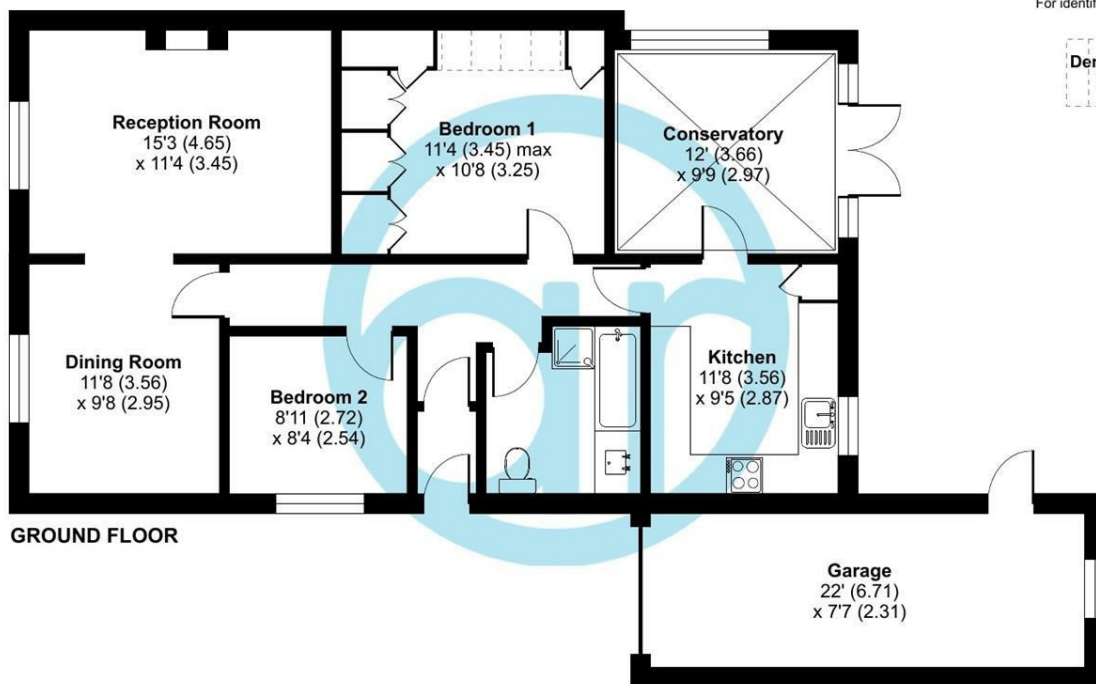
Approximate Area = 938 sq ft / 87.1 sq m

Limited Use Area = 13 sq ft / 1.2 sq m

Garage = 172 sq ft / 16 sq m

Total = 1123 sq ft / 104.3 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). © nichecom 2024. Produced for Aspire Residential Real Estate. REF: 1123554

### Aspire Residential | Goring-by-Sea

28 Goring Road  
Goring-by-Sea  
Worthing  
BN12 4AD  
Telephone: 01903 259 961  
Email: [info@aspireresidential.co.uk](mailto: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](mailto: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.