



# ASPIRE RESIDENTIAL

Service | Expertise | Accountability



Lingfield Close, Worthing, BN13 2DZ

Asking Price £405,000

A spacious and well proportioned three bedroom semi detached chalet bungalow situated along a quiet cul-de-sac, close to local shops, amenities and transport links into Worthing town centre. This wonderful property has been kept to a high standard and benefits from a brick base conservatory with solid roof. Externally, there is a driveway and garage providing ample off road parking, while to the rear is a good size private garden with lawn and patio areas. Being sold with no onward chain.



Council Tax Band: C

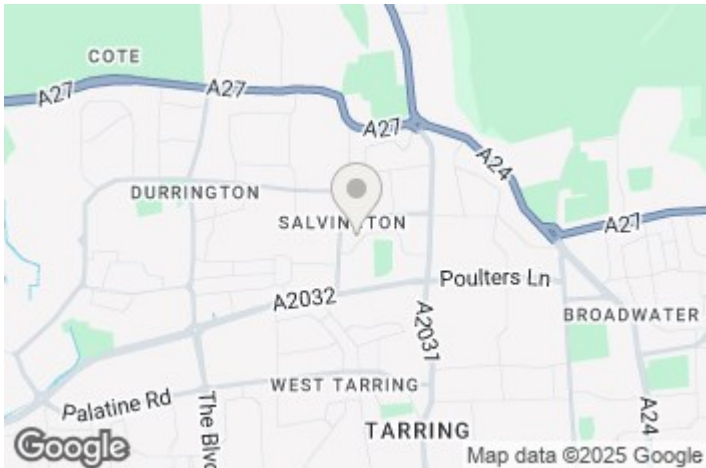


- Being sold with no onward chain
- Brick base conservatory with solid roof
- Driveway and garage for off road parking
- Quiet cul-de-sac location
- Situated in a convenient location close to shops and amenities
- Spacious and well presented accommodation
- Private garden with lawn and patio areas
- Excellent potential due to the good size plot
- Close to transport links including the 5 and N700
- Within the catchment area of popular local schools



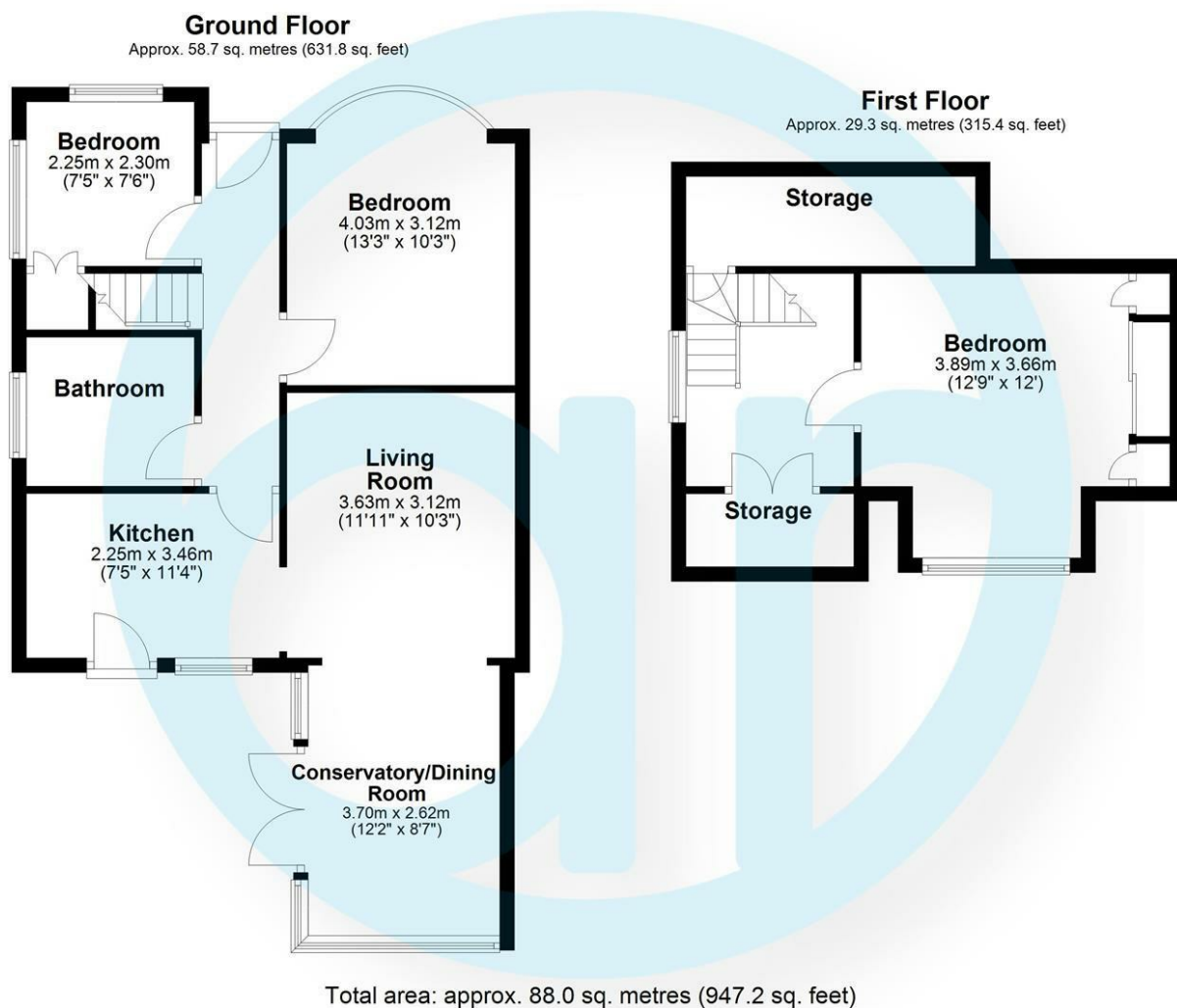


Worthing, a picturesque seaside town on the south coast of England, exudes a unique charm with its blend of Victorian elegance and contemporary vitality. Known for its extensive pebble beach, historic pier, and well-maintained promenade, Worthing offers residents and visitors alike a captivating coastal 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) <b>A</b>                          |  |                         |                                                                                       |
| (81-91) <b>B</b>                            |  |                         | <b>86</b>                                                                             |
| (69-80) <b>C</b>                            |  |                         |                                                                                       |
| (55-68) <b>D</b>                            |  | <b>61</b>               |                                                                                       |
| (39-54) <b>E</b>                            |  |                         |                                                                                       |
| (21-38) <b>F</b>                            |  |                         |                                                                                       |
| (1-20) <b>G</b>                             |  |                         |                                                                                       |
| Not energy efficient - higher running costs |  |                         |                                                                                       |
| England & Wales                             |  | EU Directive 2002/91/EC |  |



**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)

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