



ASPIRE RESIDENTIAL

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Clarendon Road, Worthing, BN14 8QQ

Asking Price £350,000

This well-presented mid-terraced family home is situated on Clarendon Road in the popular Broadwater area. The ground floor features a modern fitted kitchen/diner with ample storage, an office/study space, and a generously sized lounge with patio doors opening onto the rear garden. The garden is a mix of patio and lawn, providing a practical outdoor space. Gas central heating and double glazing are installed throughout for comfort and efficiency.

The first floor comprises three bedrooms, with built-in wardrobes in the main rooms, and a contemporary bathroom featuring a separate shower cubicle and a corner bath. The property's functional layout and desirable location make it an ideal family home, with the added benefit of front and rear gardens enhancing its appeal.

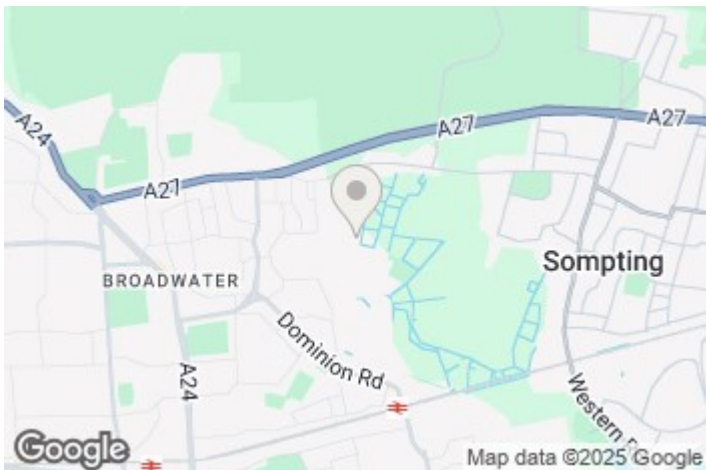


Council Tax Band: C


- Mid-terraced family home located in the popular Broadwater area.
- Modern kitchen/diner with ample storage and integrated appliances.
- Office/study room on the ground floor, ideal for remote work.
- Generous rear garden with a patio and lawn, perfect for outdoor activities.
- Three bedrooms with built-in wardrobes in the main rooms.
- Spacious lounge featuring patio doors opening to the rear garden.
- Contemporary bathroom with a corner bath and separate shower cubicle.
- Located close to local amenities and schools, making it ideal for families.

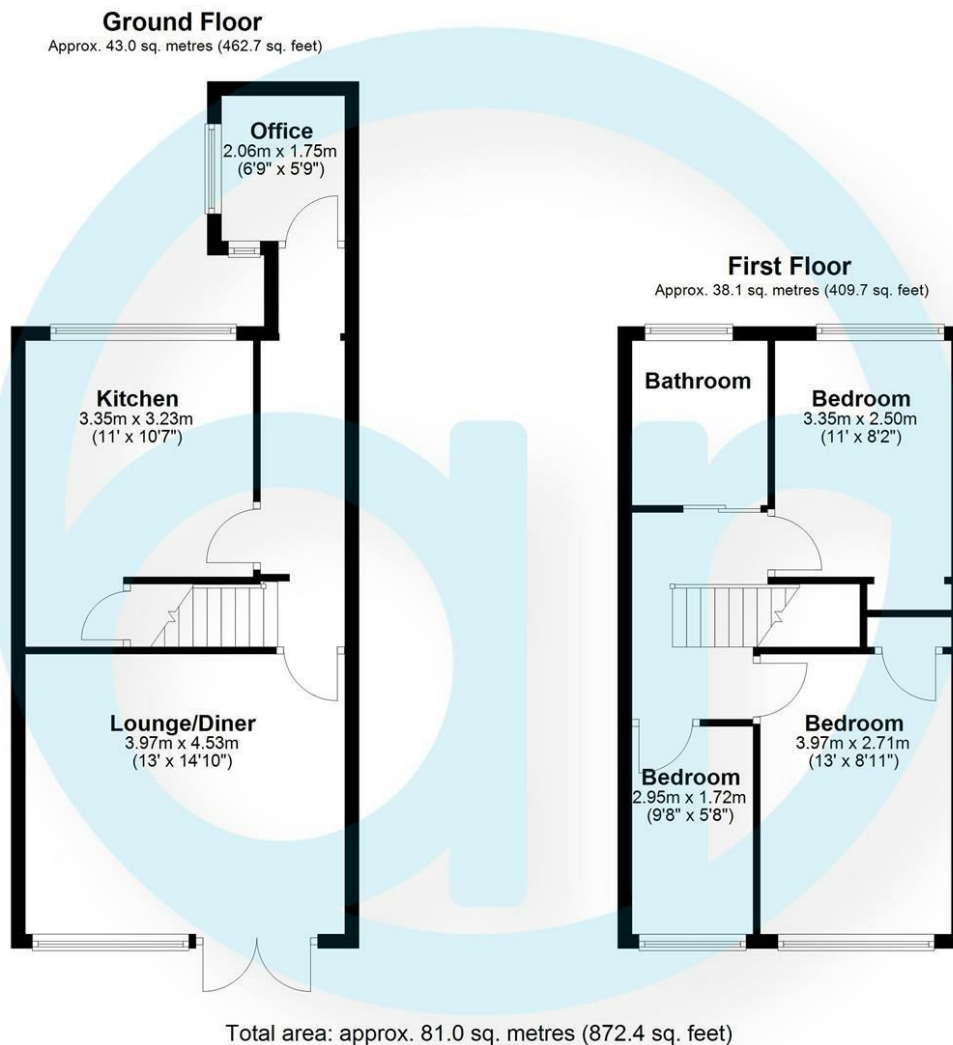


Broadwater, a vibrant district in Worthing, captivates residents and visitors alike with its diverse charm and community atmosphere. Nestled to the northwest of Worthing's town centre, Broadwater offers a mix of Victorian and modern architecture, creating a unique streetscape. The area boasts an array of local shops, cafes, and businesses, contributing to its bustling and friendly character. Residents appreciate the proximity to amenities such as parks, schools, and healthcare facilities, making it an ideal location for families. Broadwater's rich history is reflected in its historic landmarks, blending seamlessly with the contemporary conveniences that make it a sought-after and welcoming neighbourhood within the coastal town of Worthing.



EPC Rating:
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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