



ASPIRE RESIDENTIAL

Service | Expertise | Accountability



Friar Walk, Worthing, BN13 1BL

Asking Price £142,500

This immaculately presented first-floor studio flat is ready to move in and offers a private entrance and allocated parking. Located in the popular Tarring area, it's a short distance from local shops and West Worthing train station. The open-plan living space features a built-in wardrobes and a large window, filling the room with natural light. The kitchen is well-equipped with ample storage and worktop space. The recently refitted bathroom includes a part-tiled suite with a vanity units for additional storage. Further benefits include no service charge and access to large loft space providing even more storage space.

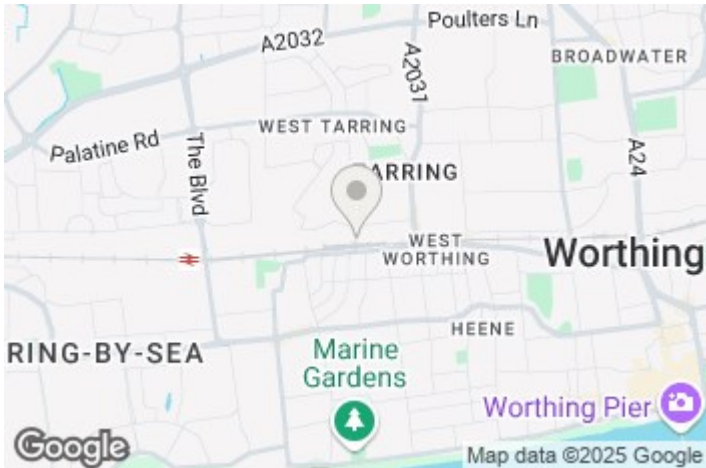


Council Tax Band: A

- Leasehold with approx. 954 years remaining
- Ground Rent - Annual Peppercorn
- Immaculately presented throughout
- Refitted kitchen and bathroom
- Conveniently located near West Worthing station
- Service and Maintenance Charge - "as and when"
- Being sold with no onward chain
- Private entrance and allocated parking
- Close to local shops and amenities
- Ample built in storage including access to loft space



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.

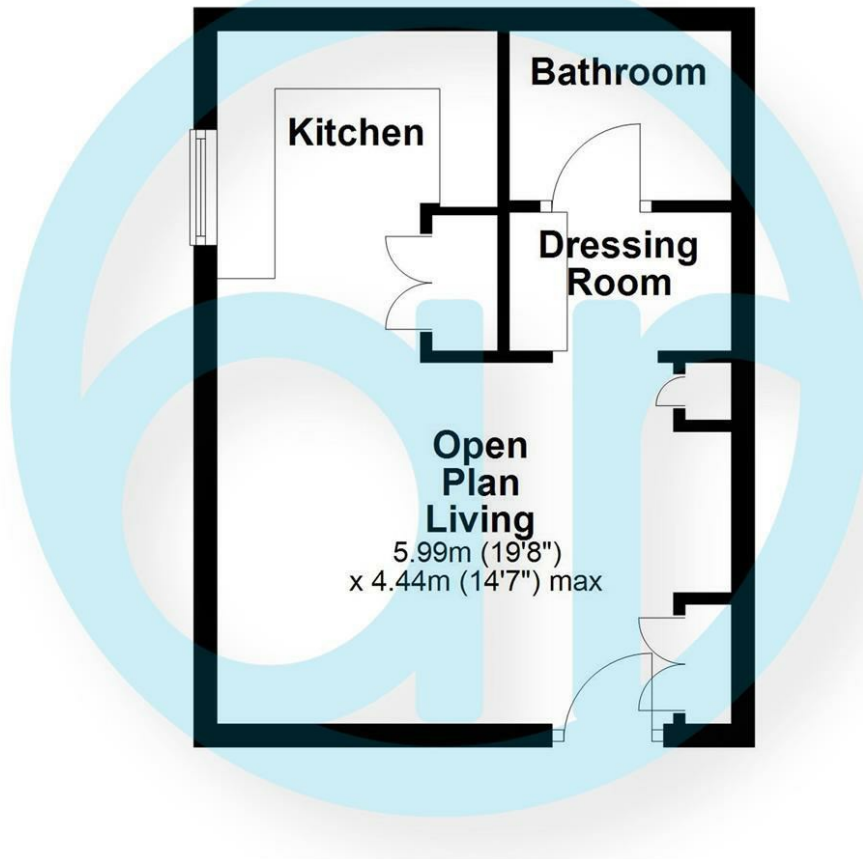


EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(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	

Floor Plan

Approx. 26.6 sq. metres (286.0 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

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.