



# ASPIRE RESIDENTIAL

Service | Expertise | Accountability



## Tyne Close, Worthing, BN13 3NG

### Offers Over £375,000

This well-maintained three-bedroom semi-detached home is located in a quiet residential cul-de-sac in popular Worthing. The ground floor features a bright, dual-aspect lounge/dining room and a well-proportioned kitchen. Upstairs, there are two generous double bedrooms, a third smaller bedroom, and a modern bathroom. Outside, the property boasts a lovely enclosed rear garden with a useful outbuilding, ideal for storage or hobbies. A private driveway and garage provide ample off-road parking. Situated close to local amenities and schools, this charming property is perfect for families or first-time buyers. An early viewing is highly recommended.



Council Tax Band: D



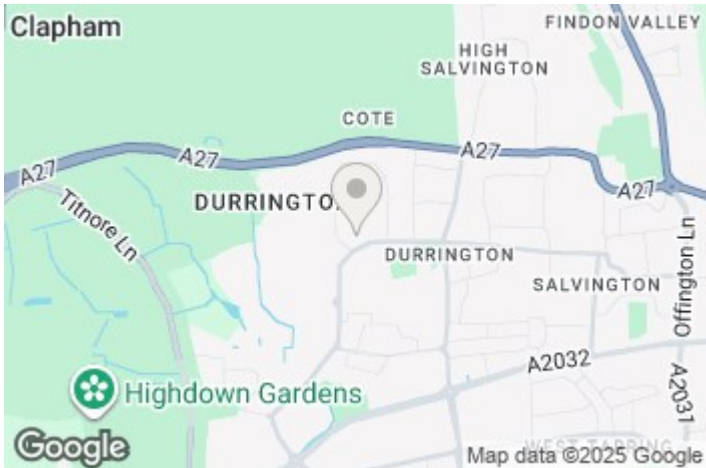
- Quiet residential cul-de-sac
- Well-maintained throughout
- Modern kitchen and bathroom
- Versatile outbuilding
- Great for families or FTBs

- Spacious lounge/diner layout
- Two generous double bedrooms
- Lovely enclosed rear garden
- Garage and private driveway
- Catchment area for popular 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) A		
(81-91) B		88
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Tyne Close, Worthing, BN13

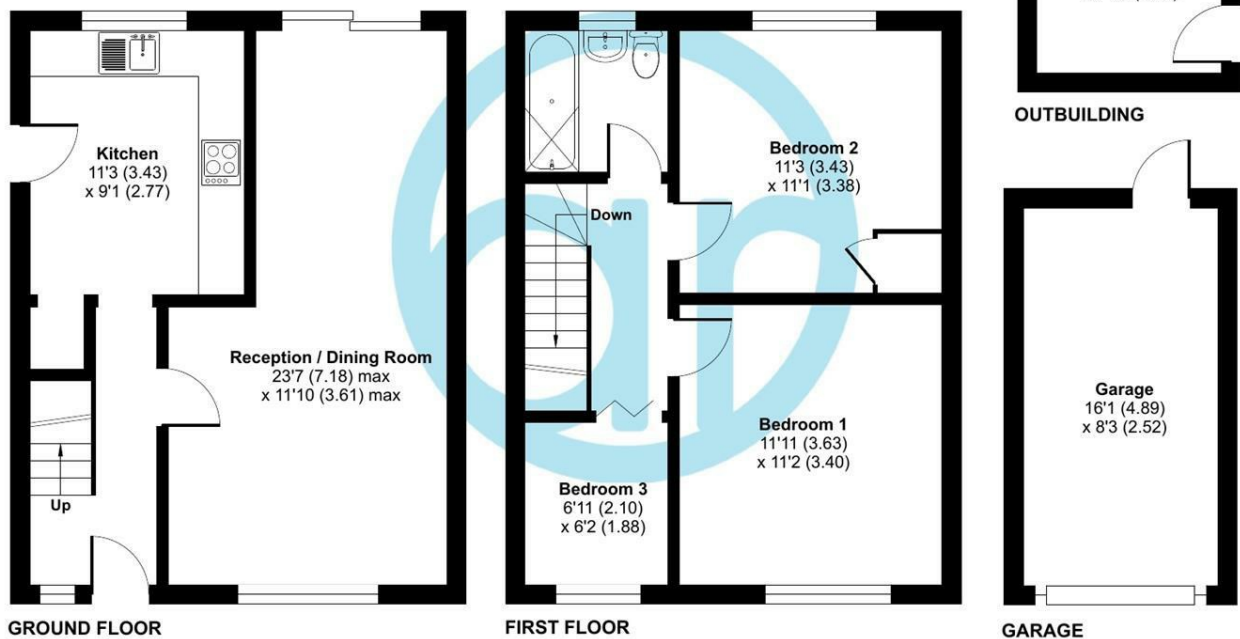
Approximate Area = 834 sq ft / 77.4 sq m

Garage = 133 sq ft / 12.3 sq m

Outbuilding = 68 sq ft / 6.3 sq m

Total = 1035 sq ft / 96 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 2025. Produced for Aspire Residential Real Estate. REF: 1310233

### 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.