



# ASPIRE RESIDENTIAL

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Tyne Close, Worthing, BN13 3NG

Asking Price £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



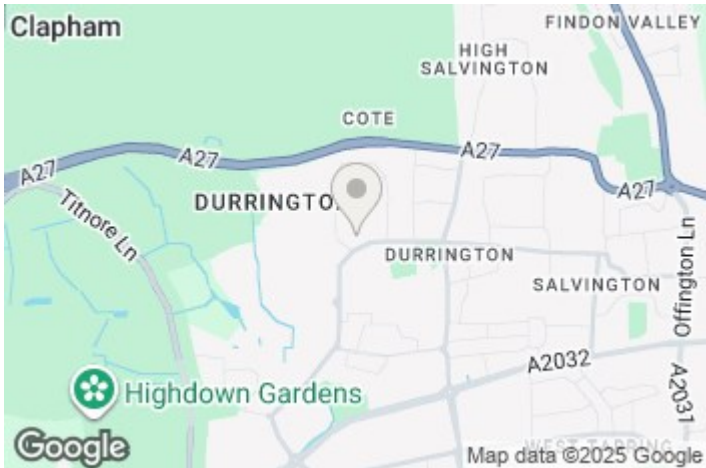
- Quiet residential cul-de-sac
- Well-maintained throughout
- Modern kitchen and bathroom
- Versatile outbuilding
- Being sold with no onward chain

- 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

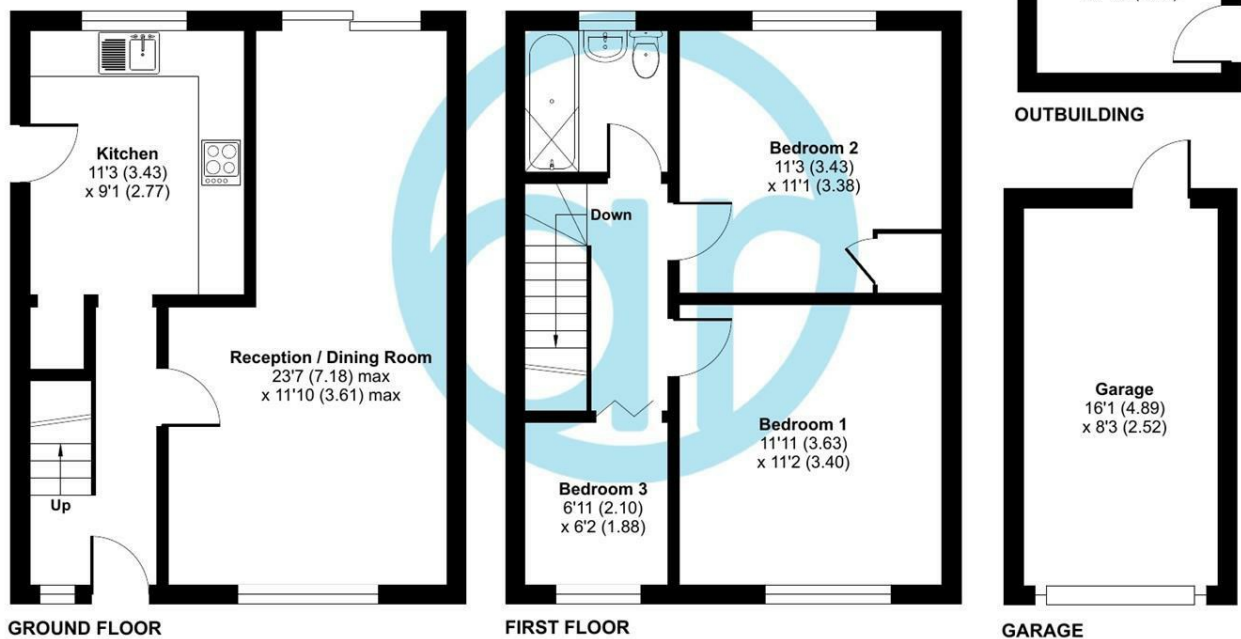
Approximate Area = 834 sq ft / 77.4 sq m

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). © nrichcom 2025. Produced for Aspire Residential Real Estate. REF: 1310233

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