



ASPIRE RESIDENTIAL

Service | Expertise | Accountability



Pembury Road, Worthing, BN14 7DN

Asking Price £250,000

A bright and spacious two bedroom flat set on the first floor of a charming and characterful property. Presented to an exceptional standard, this wonderful property benefits from a newly fitted kitchen and bathroom, as well as gas fired central heating, uPVC double glazing and a comprehensive rewire. Externally there is access to a private front garden. Located in a most convenient location providing easy access to Worthing mainline train station as well as being approximately 1.0 mile from Worthing seafront. Being sold with no onward chain, this fantastic property must be viewed to fully appreciate what is on offer.



Council Tax Band: B

- Two bedroom first floor flat
- Newly fitted Kitchen and Bathroom
- Worthing Seafront approx. 1.0 mile away
- Worthing Train Station is 0.5 miles way
- Ground Rent: £0
- Presented to an exceptional standard throughout
- Gas central heating , double glazing & rewired
- Access to loft space and private front garden
- Leasehold with 956 years remaining
- Service and Maintenance Charge is paid "as and when needed"



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.

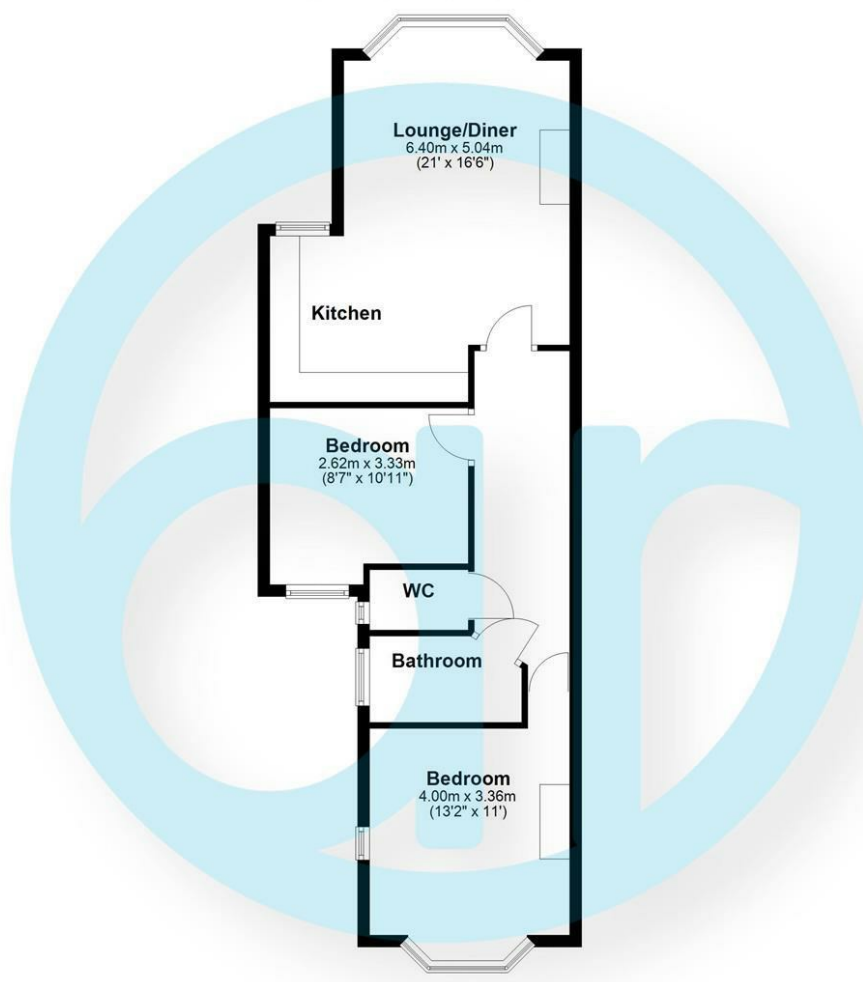


EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(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	

First Floor

Approx. 61.3 sq. metres (659.3 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.