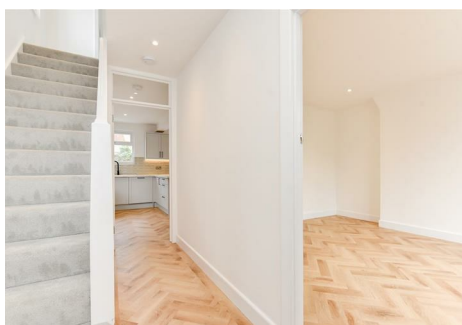




ASPIRE RESIDENTIAL

Service | Expertise | Accountability



King Edward Avenue, Worthing, BN14 8DG

Asking Price £475,000

A beautifully refurbished three bedroom semi detached house, ideally situated within the highly sought after Broadwater area.

The accommodation comprises an entrance porch leading into a spacious entrance hall, featuring herringbone wood effect flooring throughout the ground floor. The bay fronted lounge offers a welcoming living space, while the kitchen dining room is fitted with a modern luxury kitchen and a range of integrated appliances, including a washing machine, dishwasher, fridge freezer, oven, hob, and extractor. Patio doors from the dining area open onto a stunning rear garden, with a lovely patio area, perfect for entertaining and relaxation.

On the first floor, the landing provides access to the loft and three bedrooms, along with a beautifully refitted bathroom complete with a separate shower cubicle.



Council Tax Band: C

- Beautifully refurbished three bedroom semi detached house
- Garage & Off road parking for several vehicles – a rare and valuable feature
- Three well proportioned bedrooms
- Convenient location close to Worthing Town Centre, shops, schools, parks, and transport links
- Character features with a contemporary finish
- Bright and spacious living area
- Large private rear garden – perfect for entertaining, gardening or family play
- Brand new heating, electrical systems and double glazing
- Popular school catchment
- Sold with vacant possession



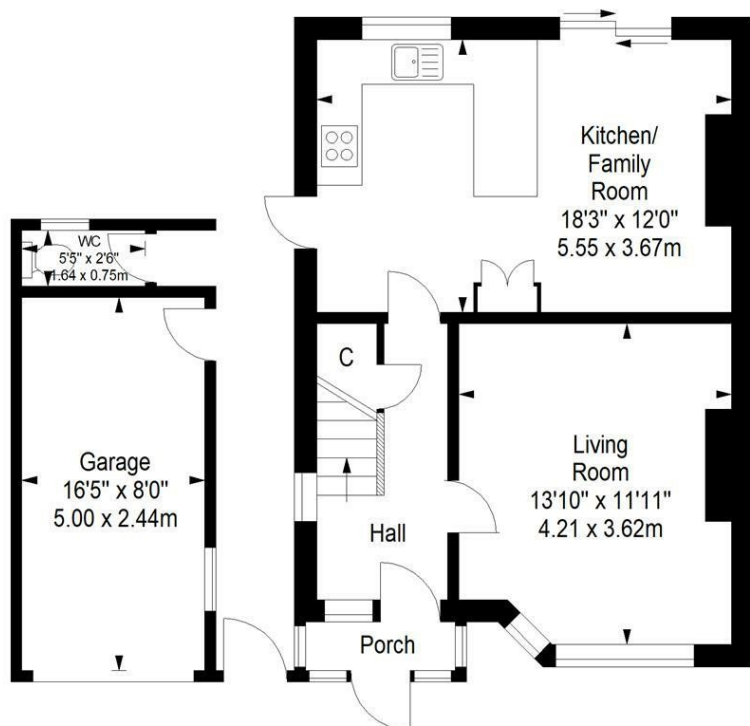
Broadwater is a vibrant and well established district, popular with families and professionals. The property is just half a mile from Worthing Town Centre and less than half a mile from Worthing Mainline Station. It offers a mix of period and contemporary homes, a strong community feel, independent shops, cafes, and eateries, as well as green spaces, good schools, healthcare, and excellent transport links.



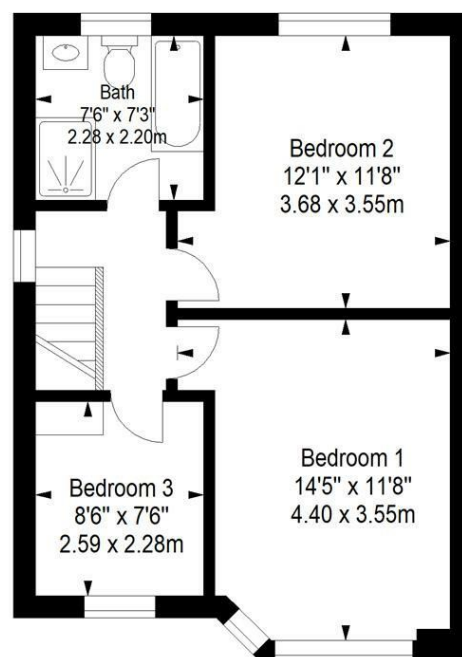
EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	83
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



Approximate gross internal floor area 102.1 sq m/ 1099.0 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
All rights reserved.

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.