



Exmoor Drive, Worthing, BN13 2JL

Guide Price £245,000

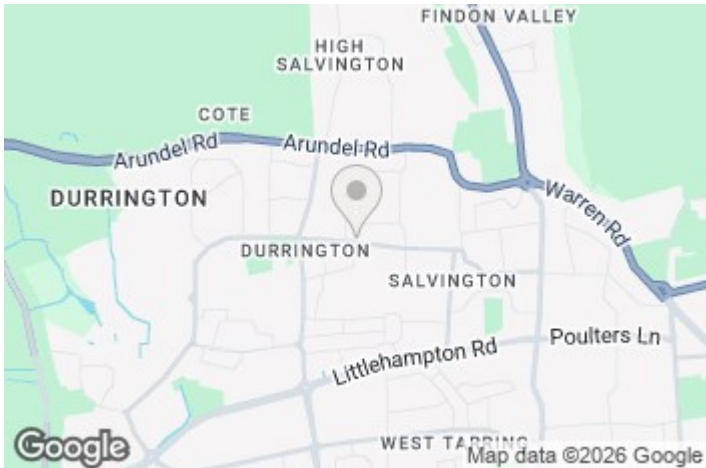
A two bedroom duplex maisonette with bright, spacious accommodation arranged over two floors. This wonderful property has been presented to a high standard throughout by the current owners including a modern fitted kitchen and a stylish family bathroom. Further advantages including a private balcony over looking the communal gardens, a single garage in a nearby block and further residents parking.

- Two bedroom duplex maisonette
- Finished to a high standard throughout
- Catchment area for sought after local schools
- Leasehold with 125 years remaining
- Forward Funding Charge: Approx. £69.50 per month
- Private balcony overlooking the communal gardens
- Garage and off road parking
- Convenient location close to shops and amenities
- Service and Maintenance: Approx. £108.33 per month
- Ground Rent: £100 per annum



Durrington's central location ensures easy access to Worthing's bustling town centre and the beautiful coastline, making it an ideal choice for those seeking a well-balanced and connected lifestyle within the larger Worthing community.

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	76	76
(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	

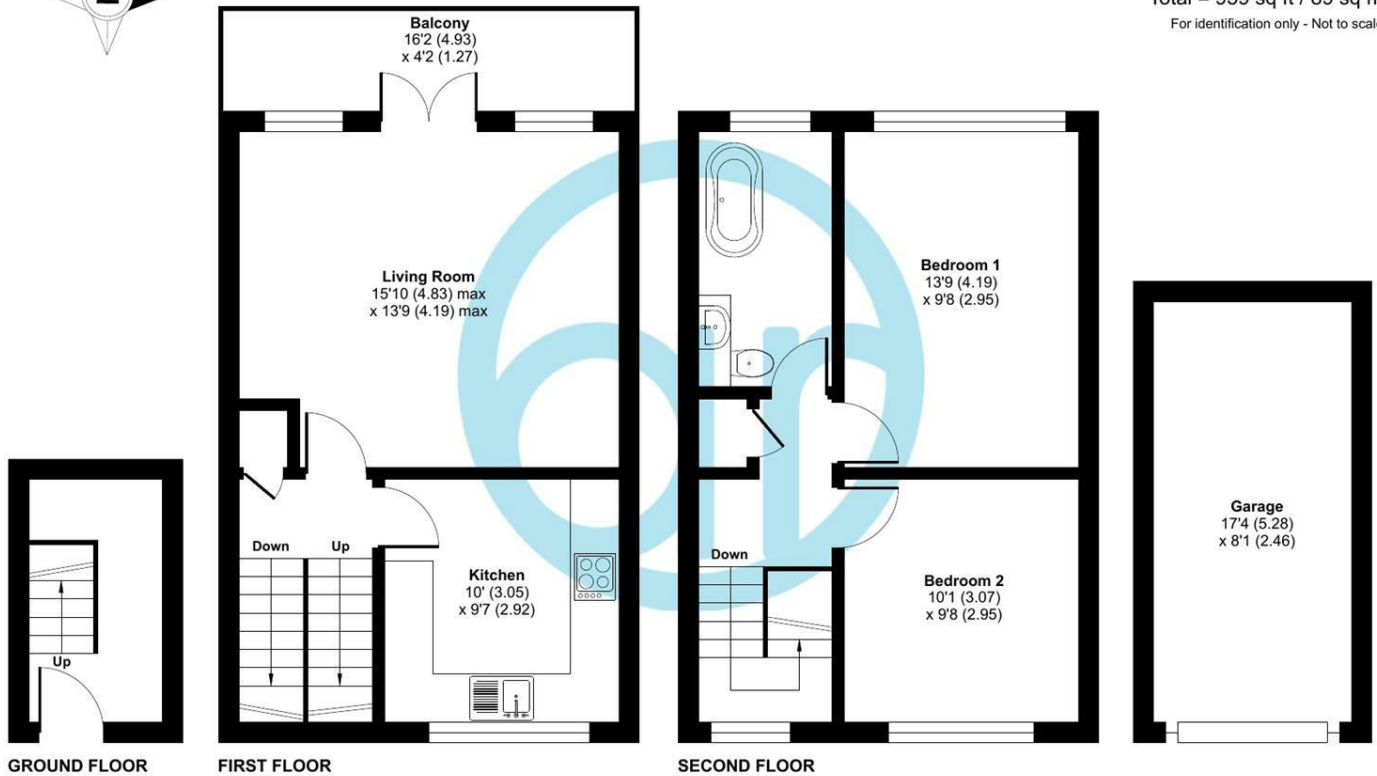
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Approximate Area = 817 sq ft / 75.9 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 959 sq ft / 89 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). © nitchecom 2024. Produced for Aspire Residential Real Estate. REF: 1104705

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