



ASPIRE RESIDENTIAL

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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.

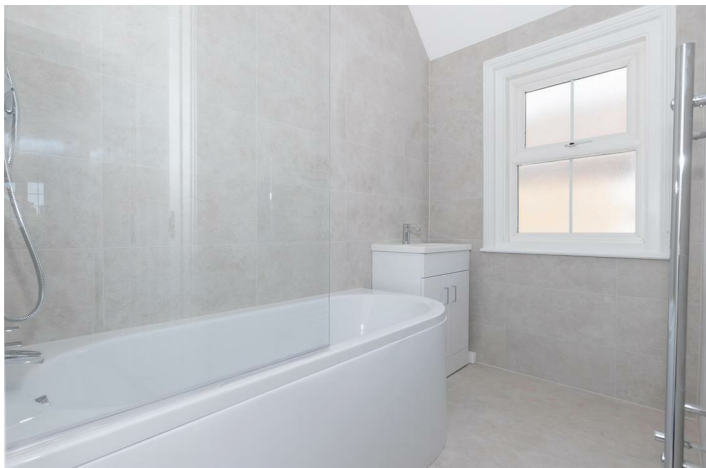


Council Tax Band: B

- 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.

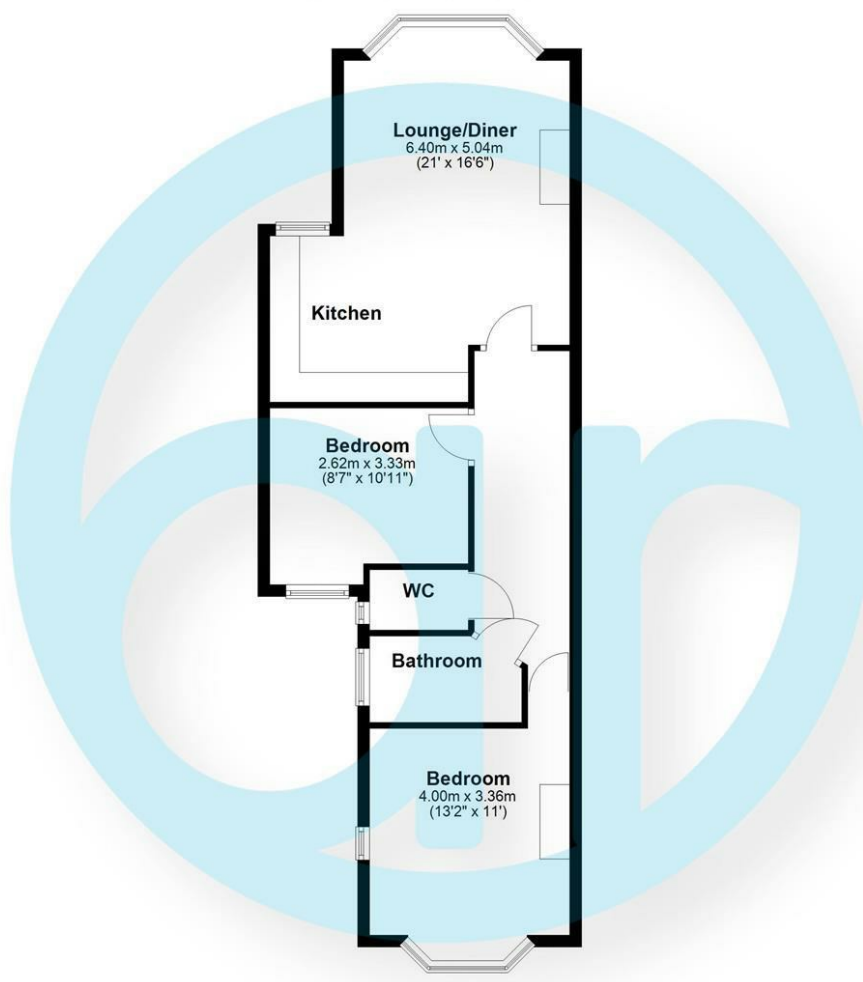


EPC Rating:
D

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)



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