



ASPIRE RESIDENTIAL

Service | Expertise | Accountability



Arundel Road, Worthing, BN13 3EL

Guide Price £225,000

A spacious ground floor maisonette, offered with a newly granted long lease. The accommodation is flexible and could be arranged to suit either a one or two bedroom layout, making it ideal for a variety of buyers. While the property would benefit from some modernisation, it provides a fantastic opportunity to update and add value to a home in a desirable location. A particular feature is the impressive private rear garden, which offers plenty of space for outdoor entertaining, planting, or quiet relaxation. To the front, the property also benefits from a driveway providing off-road parking for one car. The property enjoys excellent access to the South Downs National Park, ideal for walking and leisure, as well as convenient transport links connecting to Worthing town centre and beyond. Viewing is strongly recommended to appreciate the potential and setting of this home.



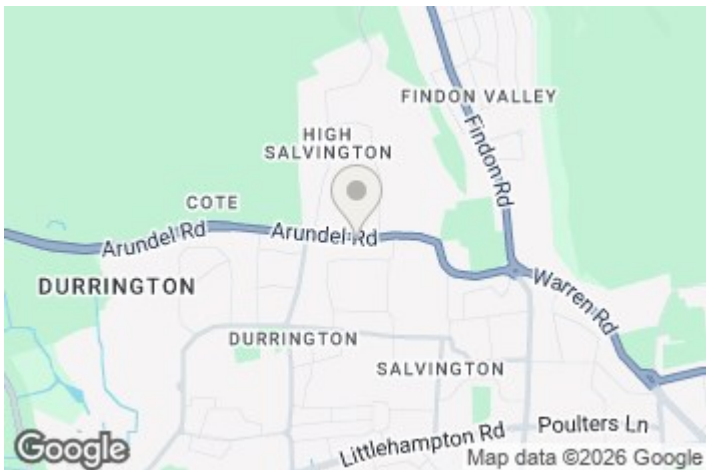
Council Tax Band: A

- Ground floor maisonette with private access
- Opportunity to modernise and add value
- Driveway providing off-road parking for one car
- Well located for shops and transport links
- Ground Rent: £15 per annum

- Flexible layout for one or two bedrooms
- Impressive private rear garden
- Ideal for first-time buyers or downsizers
- Leasehold with 139 years remaining
- Service Charge: Approx. £2000 per annum



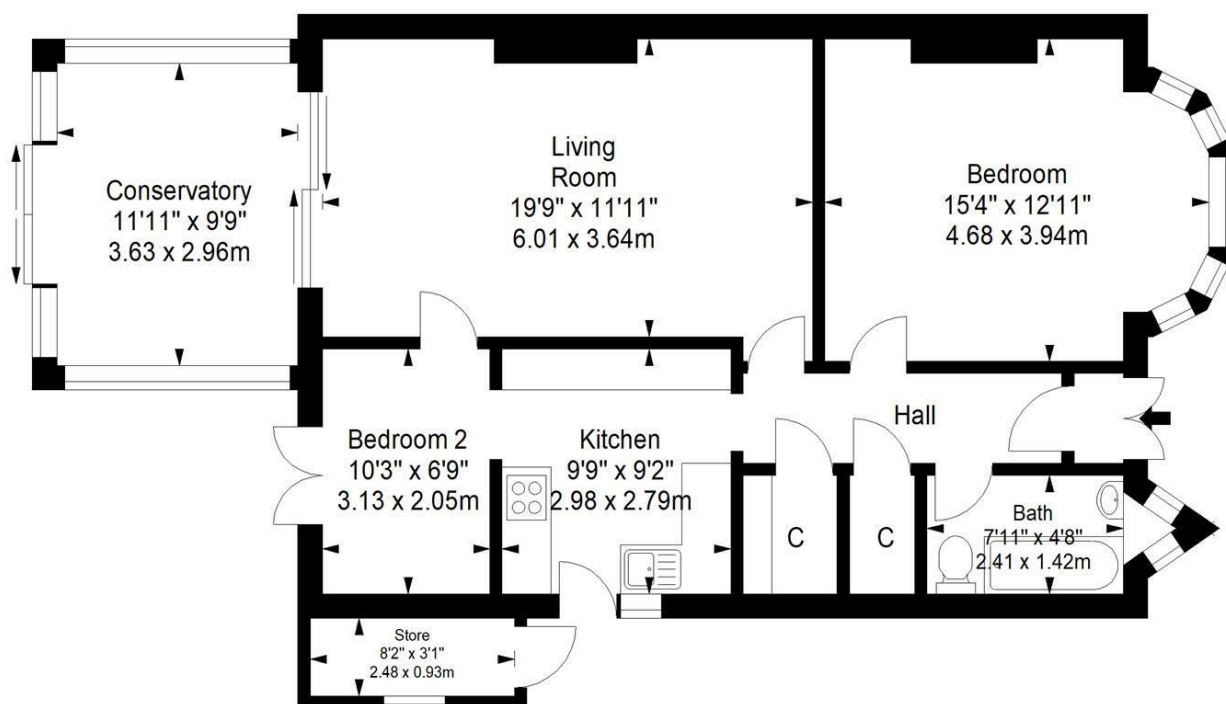
Worthing, a charming seaside town on the south coast of England, strikes a balance between Victorian elegance and contemporary energy. Its extensive pebble beach, historic pier and scenic promenade make for a quintessential coastal experience. A thriving cultural scene, including theatres, galleries and local events, brings vibrancy to the town. With lush green spaces such as Beach House Park and Highdown Gardens, plus a bustling town centre full of shops, restaurants and entertainment, Worthing is a well-connected, welcoming community with a rich history and enduring appeal.



EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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	

Ground Floor



Approximate gross internal floor area 84.2 sq m/ 906.4 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.