



**Malthouse Way, Worthing, BN13 3GD**

**Asking Price £439,950**

Situated in a popular modern development in Worthing, this superb three bedroom detached family home, built in 2016, offers stylish, well-appointed accommodation throughout together with a private garage and driveway parking. The ground floor comprises a welcoming entrance hall, a bright and spacious living room ideal for relaxing or entertaining, and a contemporary fitted kitchen/dining room with ample storage and workspace. The dining area provides the perfect setting for family meals and opens out onto the rear garden, creating a wonderful indoor-outdoor flow. A convenient ground floor cloakroom completes the downstairs accommodation. Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom with en suite facilities, along with a modern family bathroom finished to a high standard. The home benefits from double glazing and gas central heating, ensuring comfort and efficiency year-round. Externally, the property enjoys a private rear garden – ideal for children, pets, or summer entertaining – while to the side/front there is a garage and off-road parking.



3



2



1



B

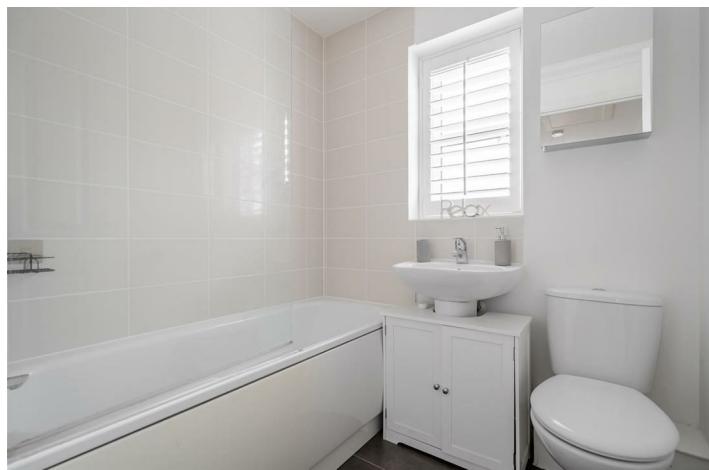
**Council Tax Band: D**

- Detached house
- En suite off the principle bedroom
- Off road parking
- EPC - B
- Local shops and bus routes
- Built in 2016
- Garage
- Fantastic community facilities
- Reasonable estate charge of approx - £350 PA
- Viewing highly recommended



Located in the sought-after BN13 area, the property is within easy reach of local schools, shops, parks and transport links, making it an excellent choice for families, professionals or those looking to upsize.

Durrington, a vibrant neighbourhood in the heart of Worthing, captivates residents with its dynamic blend of residential charm and urban convenience. With a mix of housing styles, including family homes and modern apartments, Durrington accommodates a diverse community. The area is enriched by local parks, providing green spaces for recreation, and is well-connected to essential amenities, schools, and shopping centres. 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.

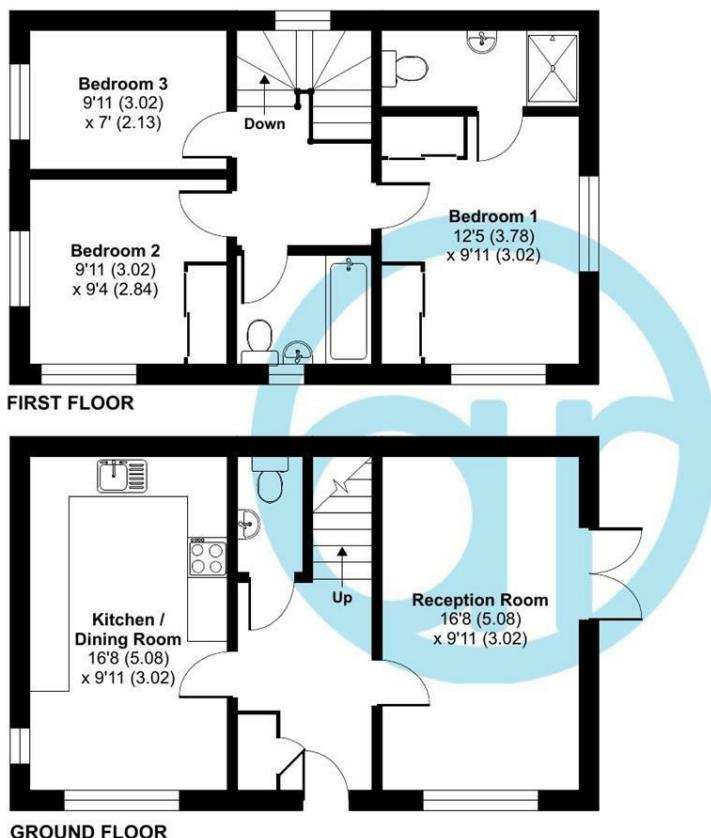


EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	82	
(69-80)	C		
(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	

## Malthouse Way, Worthing, BN13



Approximate Area = 938 sq ft / 87.1 sq m

Garage = 195 sq ft / 18.1 sq m

Total = 1133 sq ft / 105.2 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). © nichecom 2026. Produced for Aspire Residential Real Estate. REF: 1414554

### 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

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