



# ASPIRE RESIDENTIAL

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Exmoor Drive, Worthing, BN13 2PH

Offers Over £425,000

Nestled in sought-after Salvington, this detached three-bedroom bungalow delivers single-level comfort and contemporary flair. A block-paved drive offers ample parking and flows to a large garage for storage or hobbies. Inside, a central hall leads to three well-proportioned bedrooms, a sleek fully-tiled bathroom and a handy utility. At the rear, a modern shaker-style kitchen adjoins a bright dining room, while a full-length west-facing conservatory floods the home with light and opens to a private lawn bordered by mature shrubs and colourful borders. Double glazing and gas central heating ensure year-round ease. Shops, buses, parks and the South Downs are all a short stroll away, giving village calm with daily convenience.



Council Tax Band: E

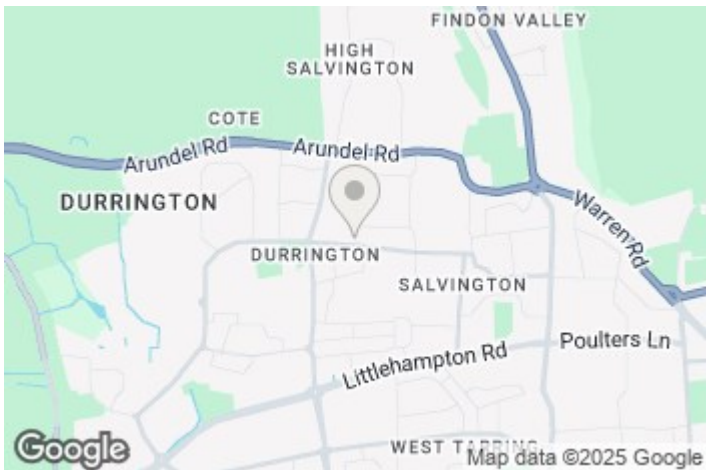


- Detached three-bed bungalow
- Modern shaker-style kitchen
- Full-length west conservatory
- Fantastic natural light throughout
- Private west-aspect rear garden
- Sought-after Salvington location
- Luxury fully-tiled bathroom
- Utility Room plus Dining Room
- Driveway parking & large garage
- Easy walk to shops & South Downs





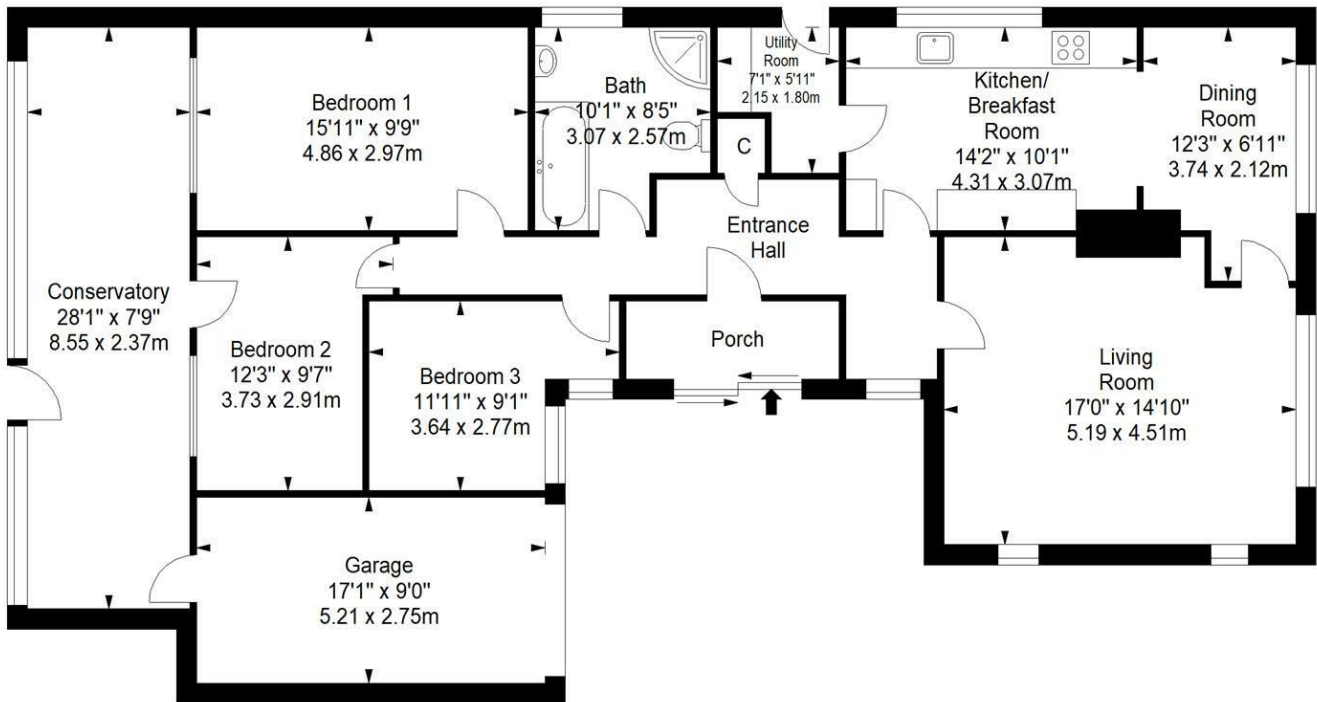
Worthing, a charming seaside town on the south coast of England, strikes a balance between Victorian elegance and contemporary energy. Its extensive pebble beach, historic pier and scenic promenade make for a quintessential coastal experience. A thriving cultural scene, including theatres, galleries 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:  
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(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 140.1 sq m/ 1508.1 sq ft

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