



ASPIRE RESIDENTIAL

Service | Expertise | Accountability



South Street, Tarring, Worthing, BN14 7NJ

Asking Price £229,995

This well-presented second-floor flat offers bright, comfortable accommodation with an attractive outlook across the neighbouring park. The property is approached via a secure communal entrance and includes an entrance hall with useful storage, leading through to a spacious double-aspect lounge/dining room with Karndean flooring.

There are two good-sized bedrooms, with the main bedroom enjoying park views and fitted wardrobes, while the second bedroom also benefits from built-in storage. The contemporary kitchen includes an integrated dishwasher, gas hob, oven and space for a tall fridge/freezer. A modern bath/shower room is finished with fully tiled walls, a separate shower enclosure and heated towel rail.

Further benefits include double glazing, gas-fired central heating, well-maintained communal gardens and a newly granted 150-year lease. An excellent opportunity for first-time buyers, downsizers or investors, and internal viewing is highly recommended.



2



1



1



D

Council Tax Band: B

- Spacious double-aspect lounge and dining room
- Secure communal entrance with intercom system
- Built-in wardrobes to both bedrooms
- Building managed by Chanctonbury Estates
- Service and Maintenance Charge: £4250 per annum
- Contemporary fitted kitchen with integrated dishwasher
- Main bedroom with attractive park views
- Karndean flooring throughout principal living areas
- Leasehold with new 150 year lease
- Ground Rent: £250 per annum

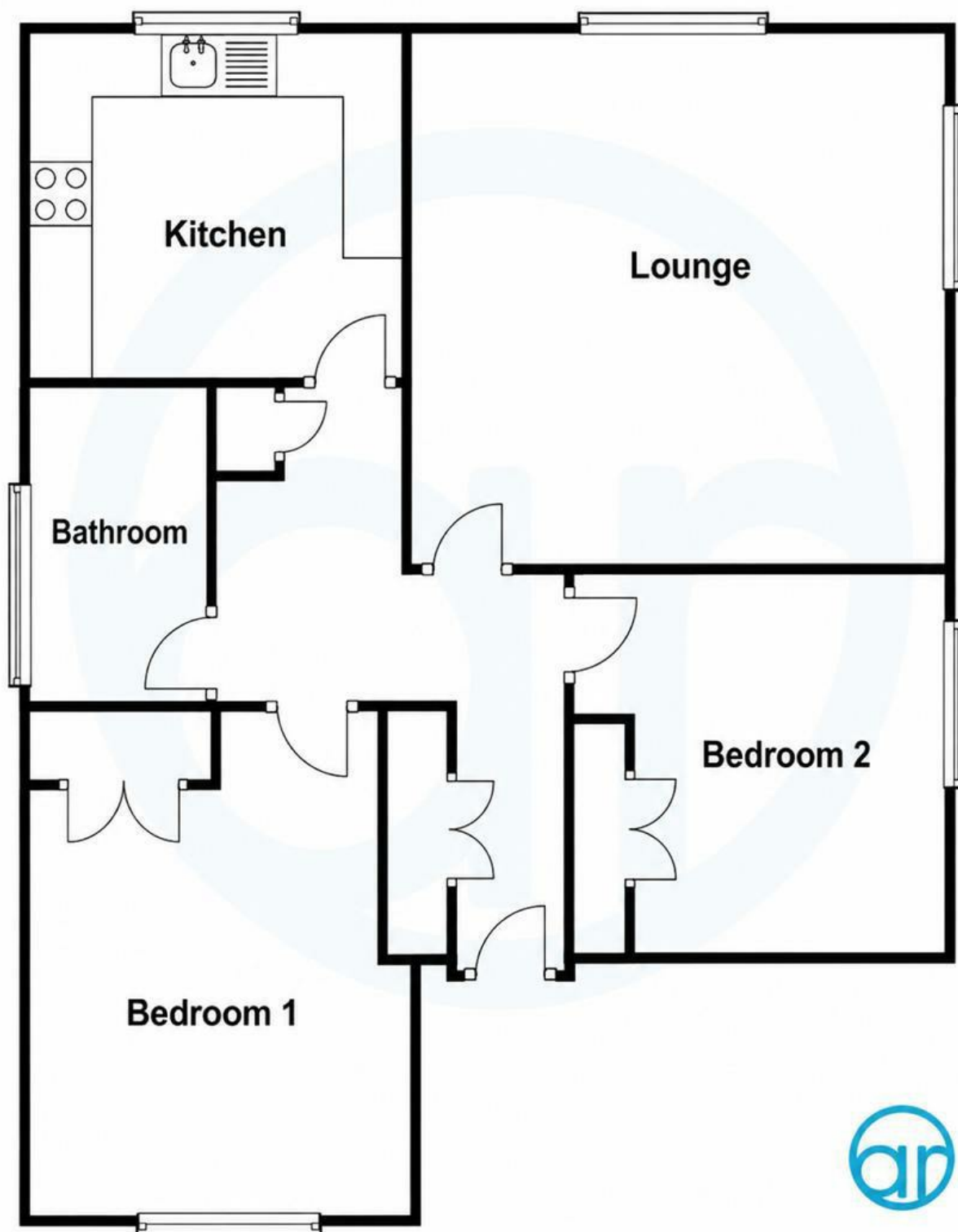


Worthing, a charming seaside town on the south coast of England, strikes a balance between Victorian elegance and contemporary energy. Its extensive pebble beach, historic pier and scenic promenade make for a quintessential coastal experience. A thriving cultural scene, including theatres, galleries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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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 Real Estate Limited, a Company registered in England and Wales with registration number 11512783. VAT No. 305 0761 37

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.