



## St. Matthews Road, Worthing

Asking Price £250,000

Aspire Residential are delighted to bring to the market this unique one bedroom flat which is located behind a gated entrance just outside of Worthing Town Centre. This property offers curb appeal and a private communal courtyard which enjoys sun in the morning through to the afternoon. Worthing Train Station, which offers quick routes in to both Brighton and London, is a 5 -10 minute walk away making this property ideal for those who commute. Additional benefits include a long lease and local shops.



Council Tax Band: A

- Ground floor apartment
- Local park & shops
- Modern finish
- Gas fired central heating
- Easy walk into the town centre

- Private communal courtyard
- A short walk from Worthing train station
- Deceptively spacious
- Long lease -107 years
- Fitted shutters



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.

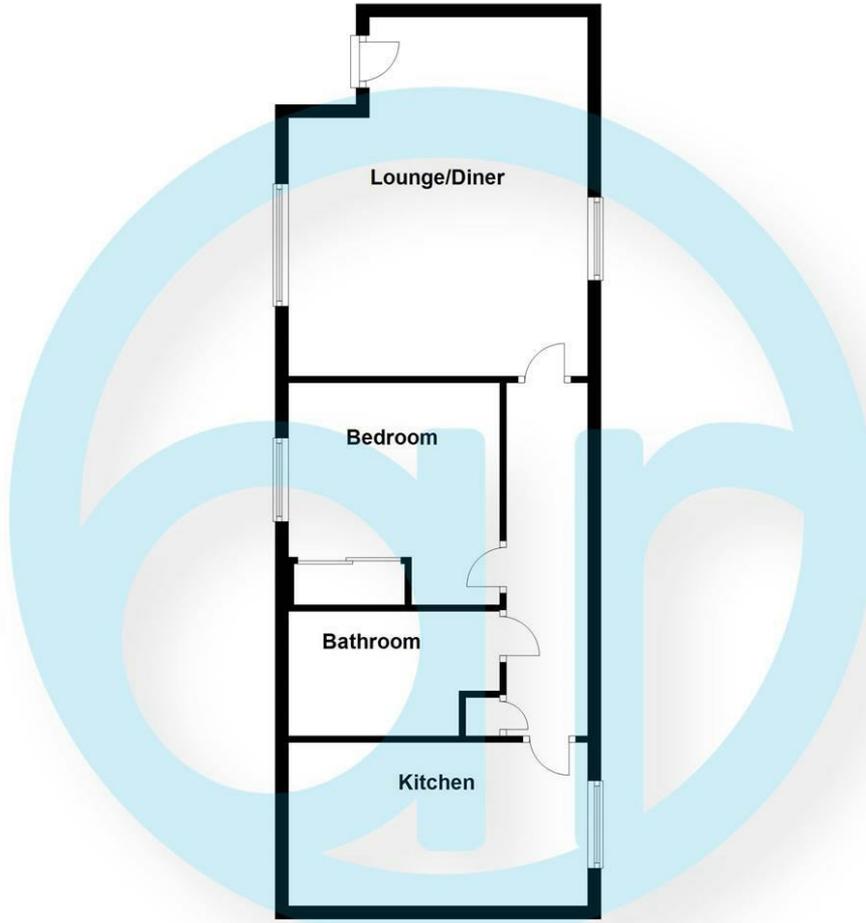


### EPC Rating:

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

### Floor Plan

Approx. 59.8 sq. metres (643.2 sq. feet)



Total area: approx. 59.8 sq. metres (643.2 sq. feet)

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