



## Overton Road, Worthing, BN13 1FF

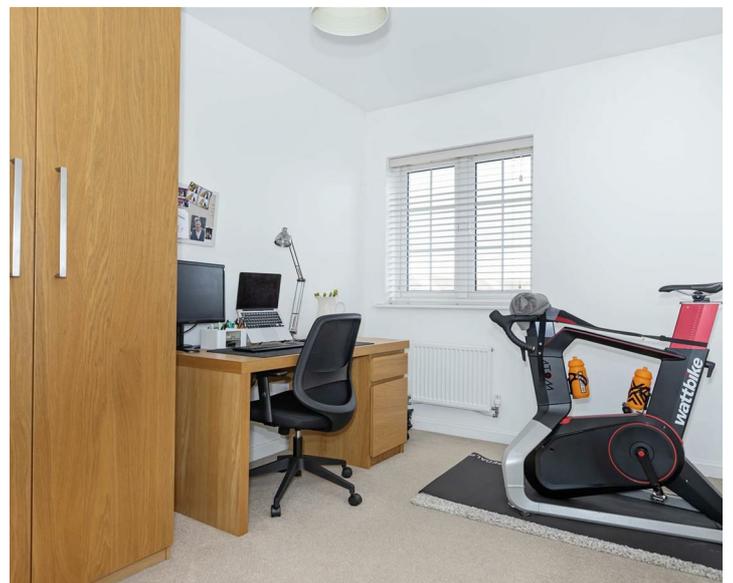
Price Guide £250,000

Aspire Residential are delighted to bring to the market this modern two bedroom, top floor apartment in the popular 'Cissbury Chase' development. Internally the property is deceptively spacious and comprises; entrance hallway with storage, master bedroom with en suite, bedroom two, family bathroom and an open plan kitchen/lounge/dining room. External benefits include two off road parking spaces and beautiful communal gardens. Locally you will find popular shops, leisure facilities and transport links all within an easy walking distance.

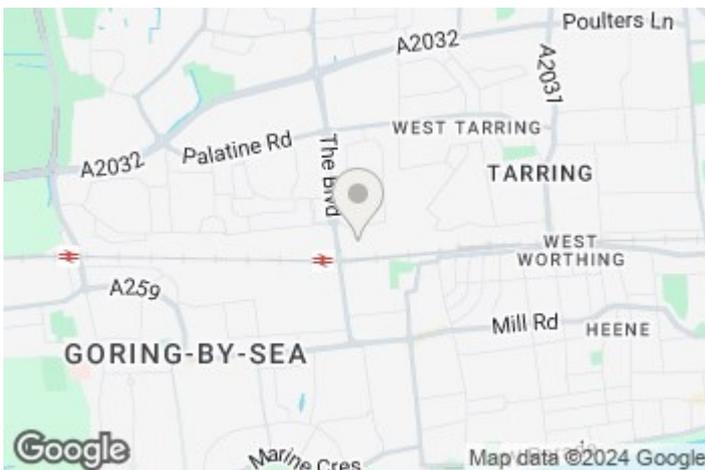


Council Tax Band: B

- Bright and spacious top floor Apartment
- Main bedroom with En Suite facilities
- Two allocated parking spaces
- Convenient for local shops and amenities
- Service and Maintenance Charge: approx. £1448 per annum
- Two good size double bedrooms
- Active NHBC Warranty
- Durrington-on-Sea Train Station approx. 0.2 miles away
- Leasehold with approx. 144 years remaining
- Ground Rent: £250 per annum



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.



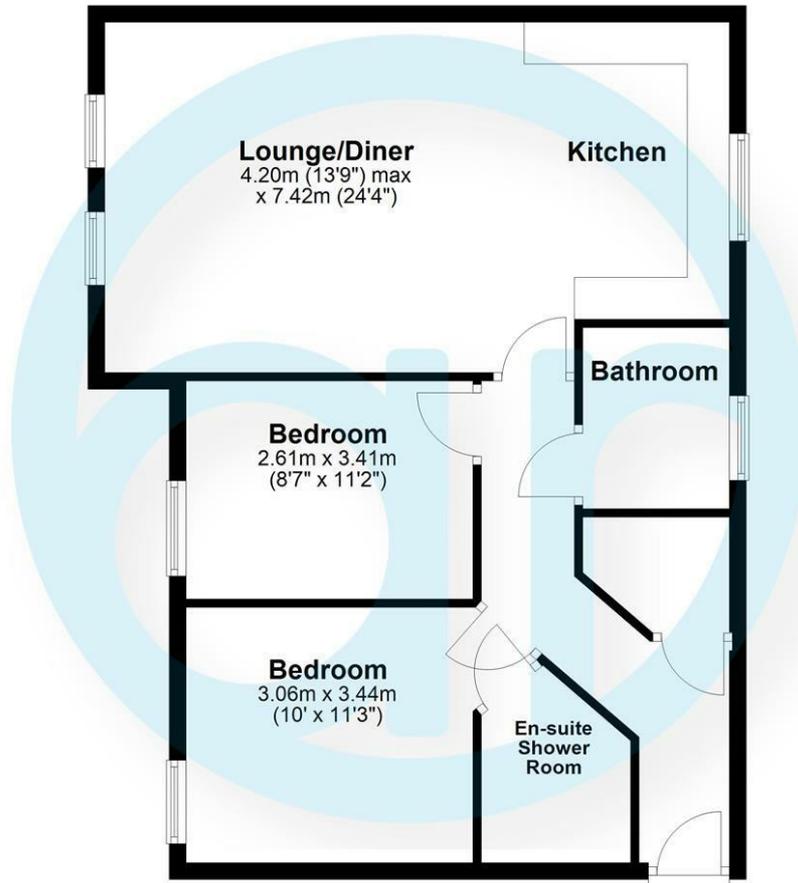
EPC Rating:

**B**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Floor Plan

Approx. 69.0 sq. metres (743.1 sq. feet)



Total area: approx. 69.0 sq. metres (743.1 sq. feet)

### Aspire Residential | Goring-by-Sea

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