



Pond Lane, Worthing, BN13 2RH

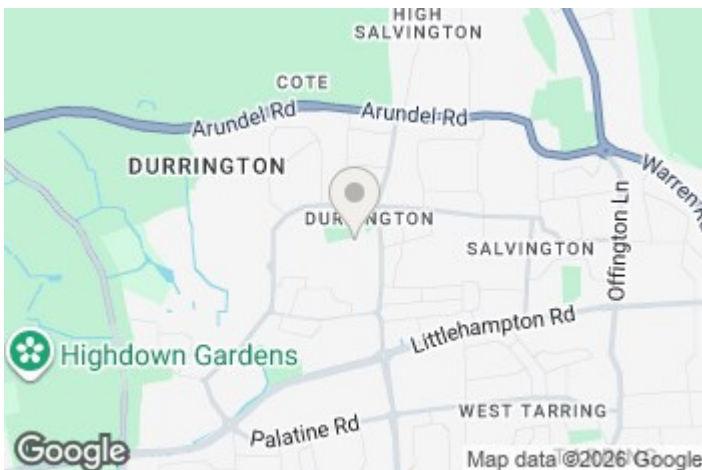
Guide Price £350,000

A charming two-bedroom semi-detached flint stone cottage, built in 2013, offered in excellent condition. The property features a west-facing rear garden, car barn, additional parking space, and an extra garden area used as an allotment. The ground floor includes an entrance hall, lounge/diner with patio doors to the garden, modern fitted kitchen, and a cloakroom. Upstairs, there are two bedrooms with built-in wardrobes and a modern refitted bathroom with a double shower. The west-facing garden is landscaped for low maintenance with a patio, artificial lawn, flower borders, and a garden shed. Additional features include a front courtyard, storage shed, and undercover parking. Viewing is highly recommended to appreciate this delightful cottage.

- Charming semi-detached flint stone cottage
- West-facing garden with patio and artificial lawn
- Spacious lounge with patio doors to the garden
- Refitted bathroom with a double shower
- Car barn with undercover parking and extra space
- Built in 2013 and offered in excellent condition
- Modern fitted kitchen with integrated appliances
- Two bedrooms with built-in wardrobes
- Additional garden area used as an allotment
- Front courtyard and storage shed included



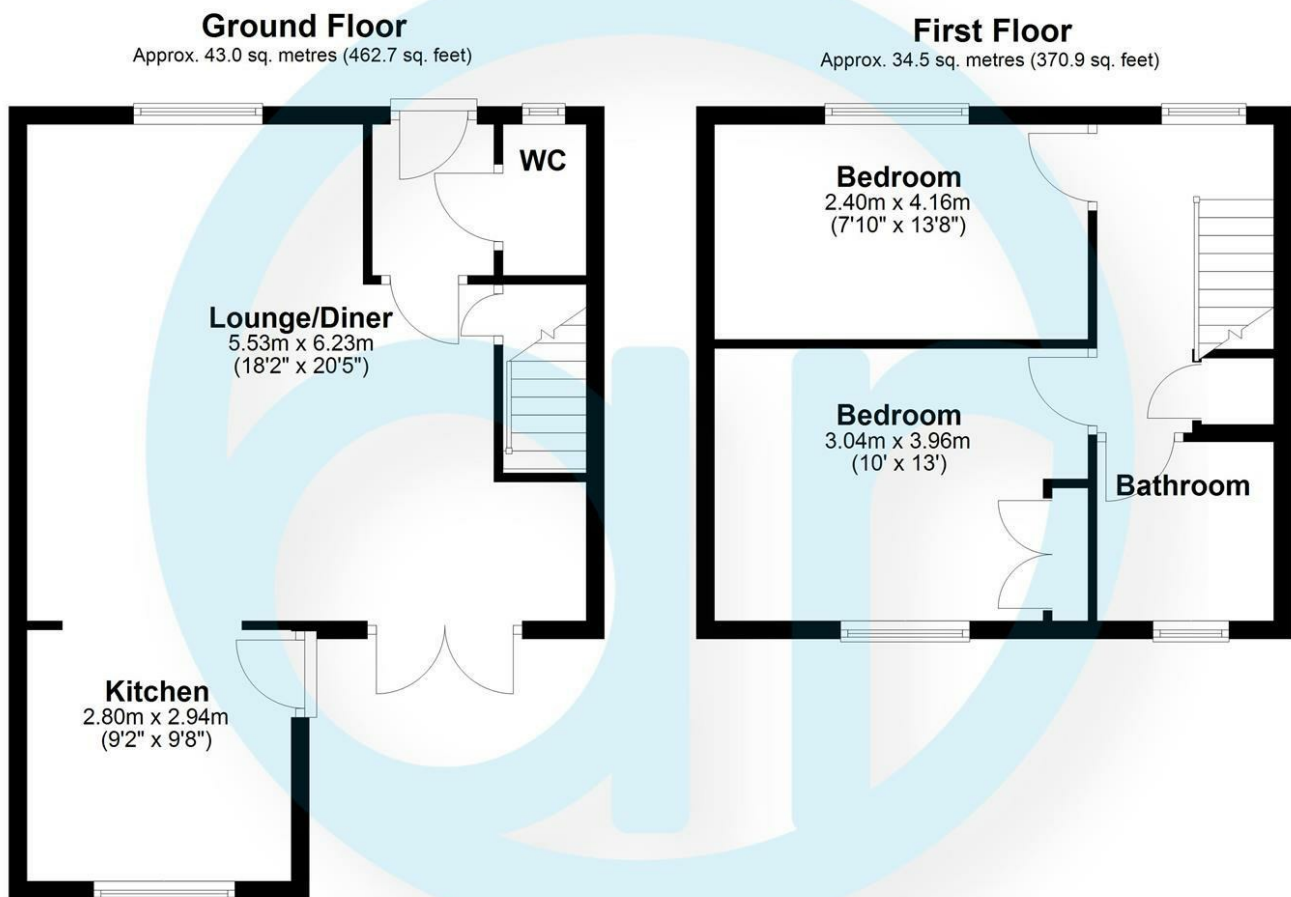
Worthing, a picturesque seaside town on the south coast of England, exudes a unique charm with its blend of Victorian elegance and contemporary vitality. Known for its extensive pebble beach, historic pier, and well-maintained promenade, Worthing offers residents and visitors alike a captivating coastal 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:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		90
(69-80)	C	78	
(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	



Total area: approx. 77.4 sq. metres (833.6 sq. feet)

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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