



New Road, Worthing, BN13 3JB

Asking Price £415,000

Occupying a generous corner plot, this three-bedroom detached home offers exciting potential to modernise, extend or reconfigure, subject to the necessary consents. The property already benefits from well-proportioned accommodation, including a spacious reception and dining room, separate kitchen and a conservatory overlooking the garden, providing a great foundation for a long-term family home.

Upstairs, there are three good-sized bedrooms and a family bathroom, with a practical layout that could easily be enhanced to suit modern living. The corner position not only creates a sense of space and privacy but also offers excellent scope for further development.

Externally, the property benefits from a garage, driveway parking and surrounding gardens, giving flexibility for landscaping or extension. Conveniently located close to local amenities, schools and transport links, this is a rare opportunity to secure a detached home with genuine potential



Council Tax Band: D

- Three bedroom detached home with potential
- Spacious reception and dining room layout
- Separate kitchen with reconfiguration potential
- Well proportioned bedrooms throughout property
- Gardens to front, side and rear
- Generous corner plot with development scope
- Conservatory overlooking rear garden space
- Garage and driveway parking included
- Opportunity to modernise and add value
- Convenient location close to amenities and transport

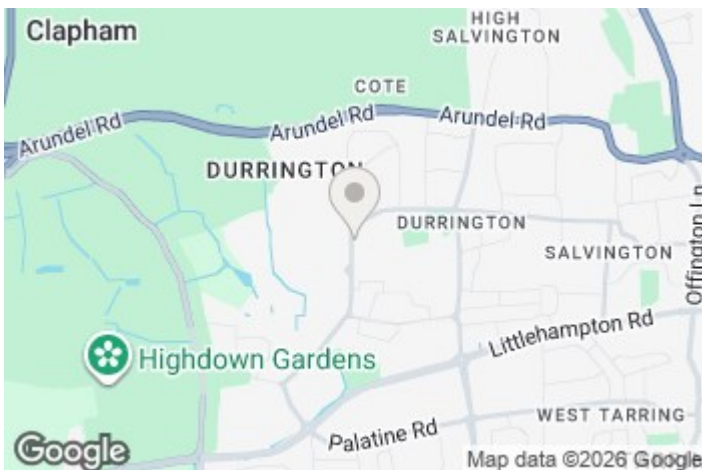


Situated in a well-established residential area, New Road offers a convenient and well-connected setting on the outskirts of Worthing. The property is ideally positioned for access to a range of local amenities, including nearby shops, supermarkets and cafés, all within easy reach.

For families, there are a number of well-regarded schools in the surrounding area, while open green spaces and the South Downs National Park are close by, providing excellent opportunities for walking, cycling and outdoor leisure.

Transport links are a key feature, with easy access to the A27 and A24 for routes along the south coast and towards London. Worthing town centre and seafront are also within a short drive, offering a wide selection of restaurants, leisure facilities and coastal attractions.

This location strikes a great balance between everyday convenience and access to open space, making it a popular choice for a wide range of buyers.



EPC Rating:

E

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	52	65
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

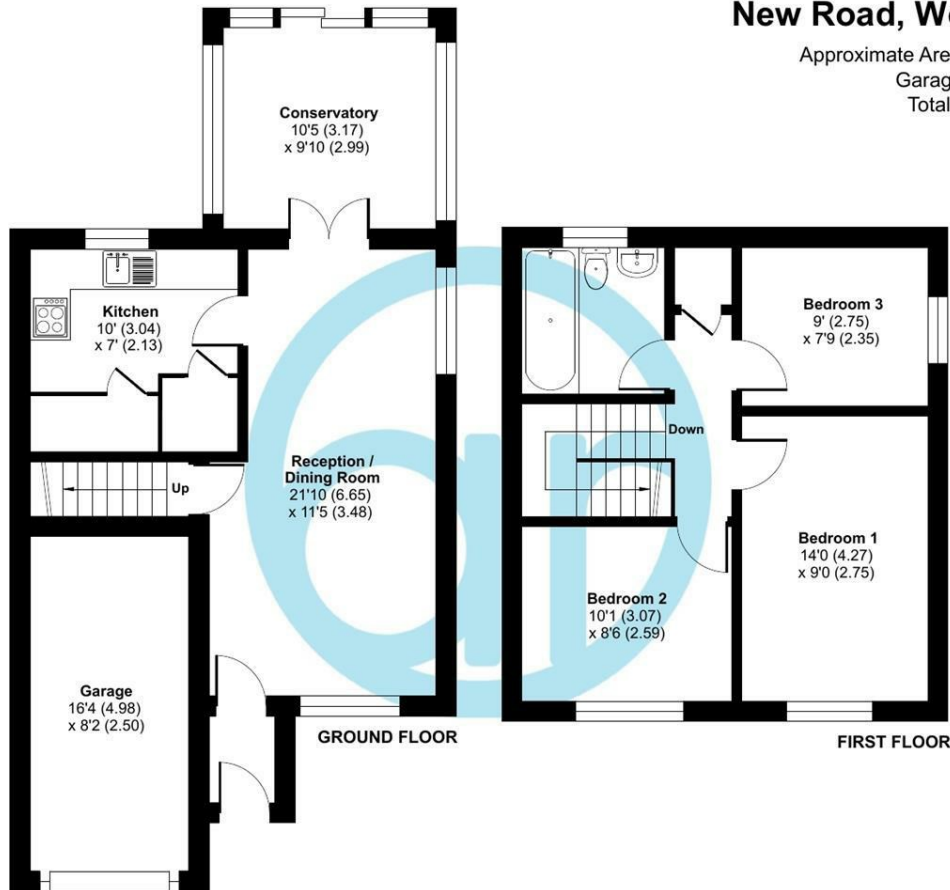
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Approximate Area = 924 sq ft / 85.8 sq m

Garage = 127 sq ft / 11.7 sq m

Total = 1051 sq ft / 97.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Aspire Residential Real Estate. REF: 1450319

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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