



ASPIRE RESIDENTIAL

Service | Expertise | Accountability



Mendip Road, Worthing, BN13 2LR

Asking Price £289,995

This three-bedroom terraced home is situated in Worthing and offers spacious accommodation, making it a great option for first-time buyers, families or investment purchasers.

The ground floor includes an entrance porch leading into a generous lounge, measuring 17'2" x 15'0", with stairs rising to the first floor and access into the kitchen/dining room. To the rear, the 17'1" kitchen/dining room provides a practical open-plan space, with a breakfast bar, fitted units, room for dining and direct access onto the rear garden.

To the first floor, there are three bedrooms and a bathroom/WC, with bedroom one benefiting from fitted wardrobes. The property also benefits from double glazing and gas central heating.

Outside, the south-facing rear garden offers a good degree of seclusion and has been paved for ease of maintenance, with storage sheds and rear access. The property is sold on a freehold basis.



3



1



1



C

Council Tax Band: C

- Three bedrooms arranged across first floor
- Spacious 17'1" kitchen/dining room
- Paved garden for easy maintenance
- Double glazing and gas central heating
- Ideal first-time buy or investment purchase

- Generous 17'2" lounge with storage cupboard
- South-facing rear garden with rear access
- Bathroom/WC with fitted shower attachment
- Bedroom one with fitted wardrobe space
- Freehold property situated within Worthing

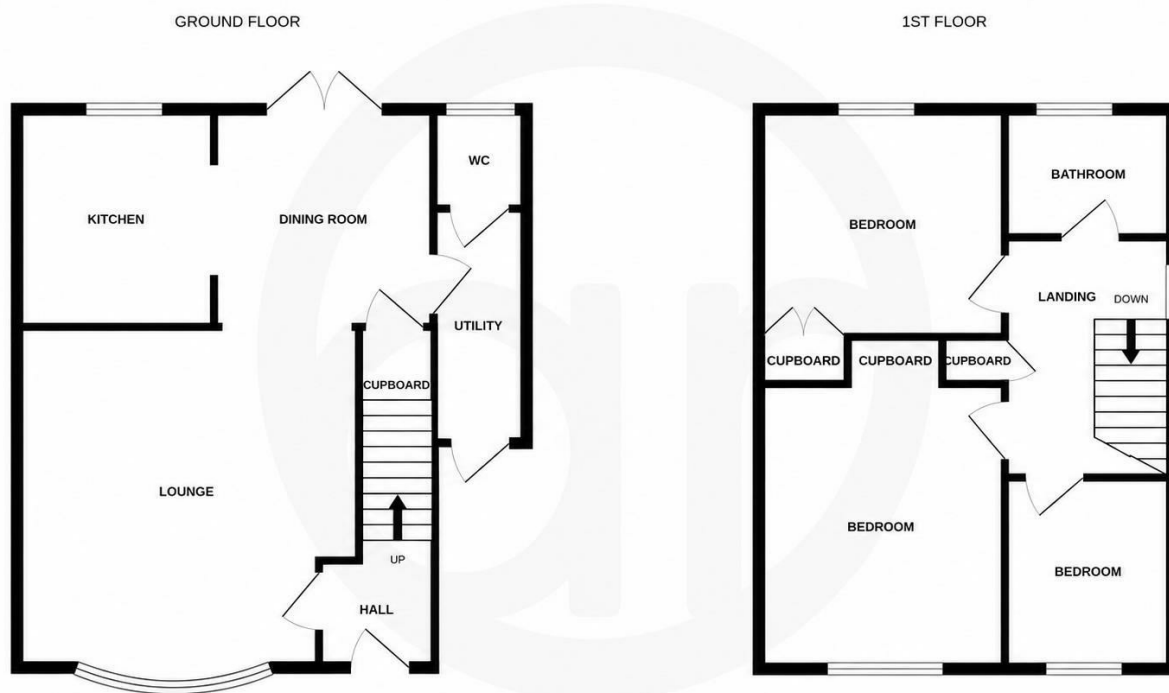


Worthing, a charming seaside town on the south coast of England, strikes a balance between Victorian elegance and contemporary energy. Its extensive pebble beach, historic pier and scenic promenade make for a quintessential coastal experience. A thriving cultural scene, including theatres, galleries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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	82
(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	



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.