



# ASPIRE RESIDENTIAL

Service | Expertise | Accountability



St. Michaels Road, Worthing, BN11 4RL

Asking Price £425,000

Nestled on this charming Road in Worthing, this delightful house presents an excellent opportunity for those seeking a comfortable and convenient home. Boasting two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a peaceful retreat.

Upon entering, you will find a welcoming reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The newly fitted kitchen is a standout feature, providing a modern space for culinary enthusiasts to create delicious meals. Additionally, the newly installed shower room adds a touch of contemporary elegance, ensuring your daily routines are both comfortable and stylish.



2



1



1



D

Council Tax Band: C

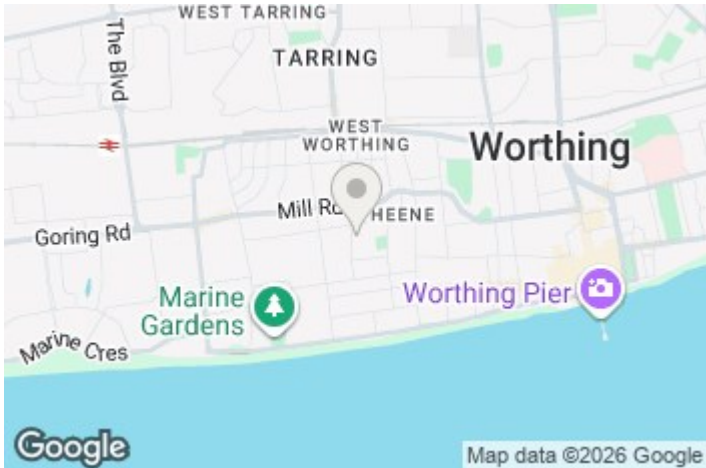
- End of terrace house
- Close to seafront, town Centre and local amenities
- Open plan lounge/dining room
- Vendors suited
- Non restricted parking
- Two double bedrooms
- Garage
- EPC - D
- Easy walk to West Worthing Train Station
- New Kitchen and Bathroom



The property also benefits from a garage, providing ample storage space and is a valuable asset in this popular location. Residents will appreciate the ease of access to local amenities and the vibrant community that Worthing has to offer.

For those who commute, the property is conveniently located just a short walk from West Worthing train station, making travel to nearby towns and cities a breeze. This house is not just a home; it is a gateway to a lifestyle filled with convenience and charm.

In summary, this property on St. Michaels Road is a wonderful blend of modern updates and character, set in a desirable area. It is an opportunity not to be missed for anyone looking to settle in the heart of Worthing.

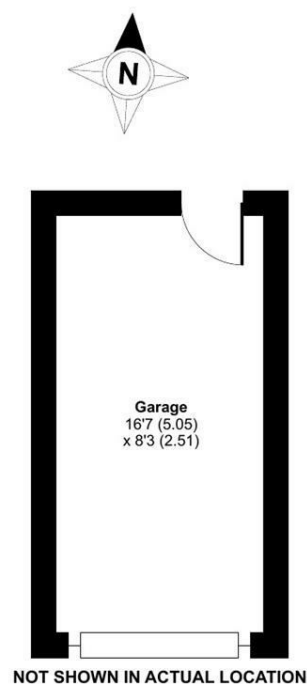
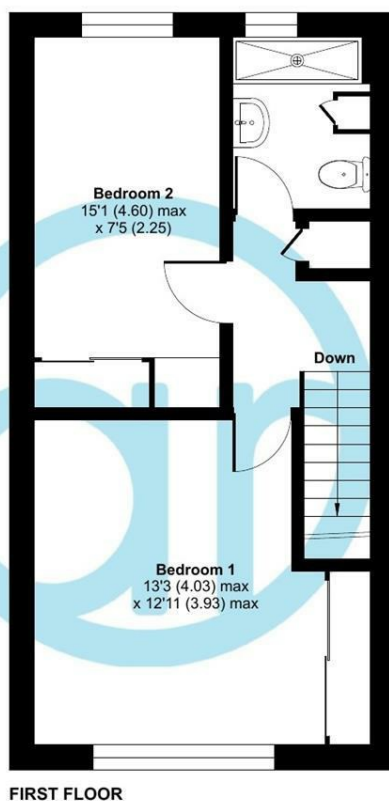
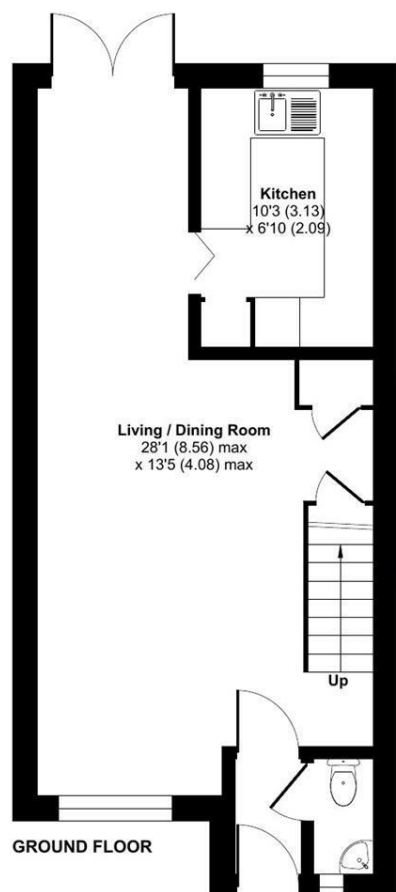


EPC Rating:  
D

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 64                      | 77        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

## Oban Court, St. Michaels Road, Worthing, BN11

Approximate Area = 767 sq ft / 71.2 sq m  
 Garage = 136 sq ft / 12.6 sq m  
 Total = 903 sq ft / 83.8 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). © nrichcom 2026. Produced for Aspire Residential Real Estate. REF: 1472217

### Aspire Residential | Goring-by-Sea

28 Goring Road  
 Goring-by-Sea  
 Worthing  
 BN12 4AD  
 Telephone: 01903 259 961  
 Email: [info@aspireresidential.co.uk](mailto: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](mailto: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.