



## Franklin Road, Worthing, BN13 2PG

Asking Price £225,000

This well-presented split-level maisonette is ideally positioned within the popular Salvington area, close to local shops, schools, amenities and transport links.

A major feature of the property is the private west-facing rear garden, which offers a lovely sense of seclusion and provides a superb outside space for relaxing, entertaining or enjoying the afternoon and evening sun. The garden is mainly laid to lawn with a patio area, shed, gated side access and a useful studio cabin with power and light, making it ideal as a home office, hobby room, workshop or garden retreat.

Internally, the accommodation is arranged over the ground and first floor and includes a private entrance, bright west-facing lounge, modern fitted kitchen, contemporary bathroom and a ground floor bedroom with fitted cupboard. To the first floor, there is a spacious main bedroom with a double aspect and generous proportions.

The property also benefits from double glazing, gas central heating and off-road parking to the front.

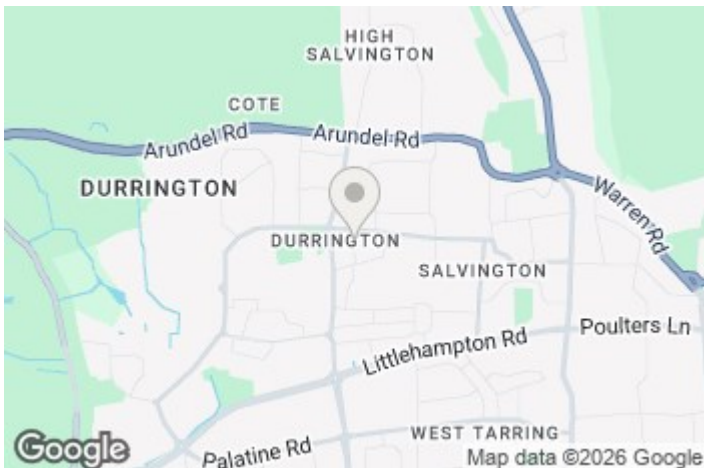


Council Tax Band: B

- Private entrance with split-level accommodation
- Studio cabin with power and light
- Modern fitted kitchen and contemporary bathroom
- Off-road parking space to the front
- Service and Maintenance: £641pa
- Superb secluded west-facing rear garden
- Bright west-facing lounge overlooking garden
- Two bedrooms arranged over two floors
- Leasehold with 88 years remaining
- Ground Rent: £125pa



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.

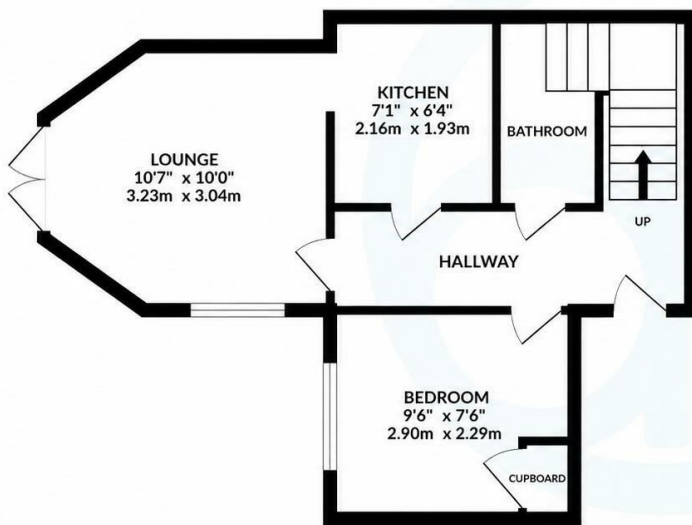


EPC Rating:

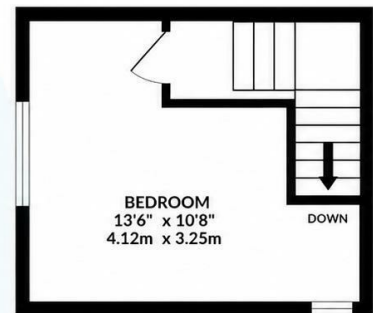
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	73
(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	

## GROUND FLOOR



## 1ST FLOOR



Disclaimer: Floor plans are for guidance only, are not to scale and their accuracy cannot be confirmed. All dimensions are approximate and should not be relied upon.

### 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)

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