



ASPIRE RESIDENTIAL

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Canterbury Road, Worthing, BN13 1RL

Asking Price £130,000

Being sold with no onward chain, this well-presented ground floor studio flat offers a private entrance and a long lease of approximately 954 years remaining. Ideal for first-time buyers, investors or those seeking a low-maintenance home, the property has been improved by the current owner and is ready to move straight into.

The bright open-plan living space is complemented by useful built-in storage and a large window allowing plenty of natural light. The modern fitted kitchen provides ample cupboard and worktop space, while the contemporary bathroom includes practical vanity storage.

A particular benefit is the low-cost tenure, with no service or maintenance charge and a peppercorn ground rent. Conveniently positioned close to local shops, amenities and West Worthing railway station, this is a smart and well-located home with excellent commuter appeal.



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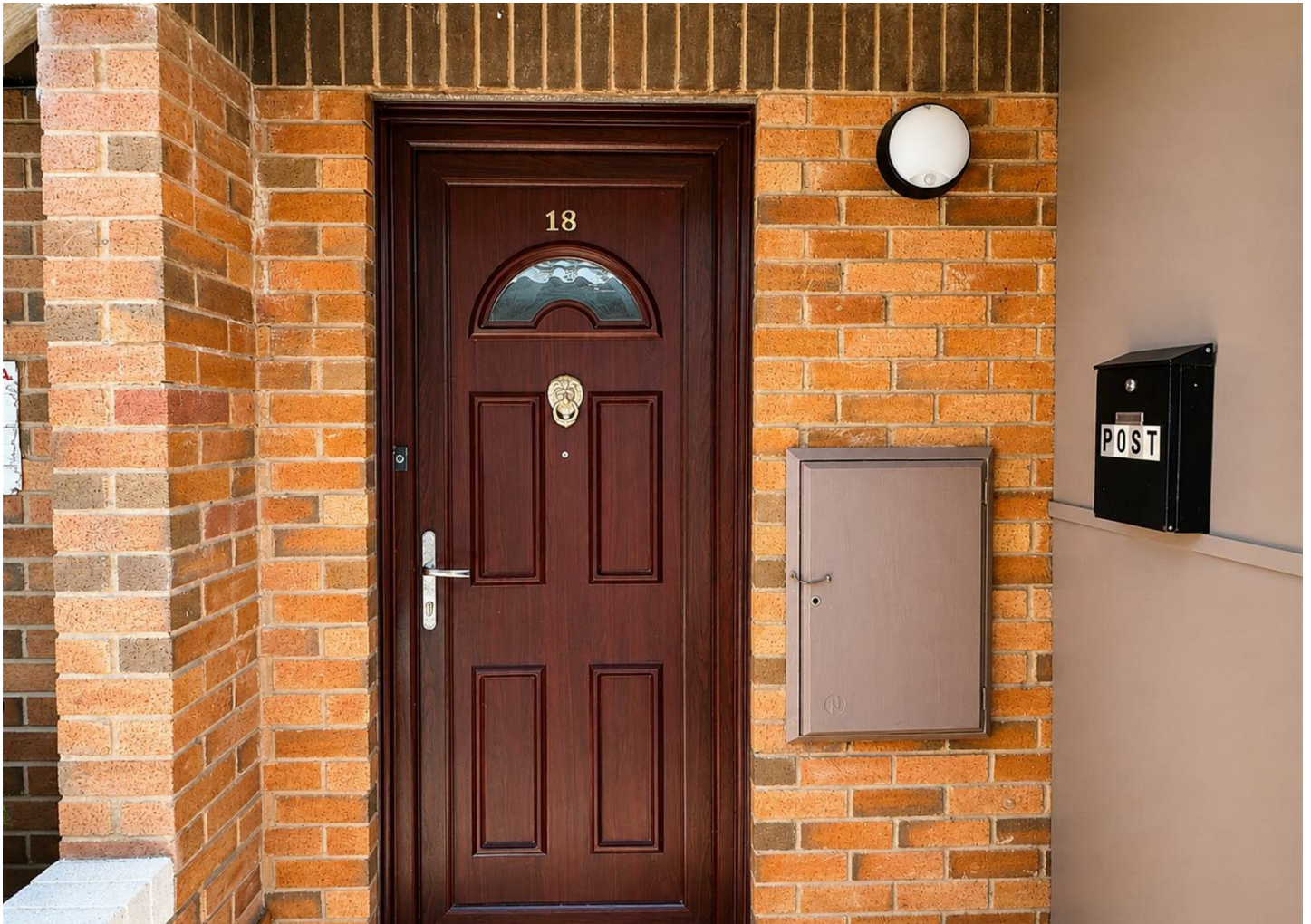
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C

Council Tax Band: A

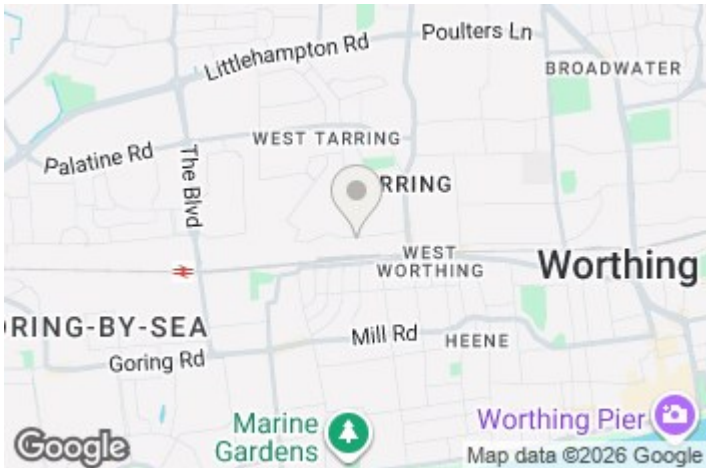
- Chain-free ground floor studio flat
- Approximately 954-year lease remaining
- Peppercorn annual ground rent payable
- Modern fitted kitchen and bathroom
- Close to local shops and amenities
- Private entrance with ground floor access
- No service or maintenance charge
- Bright open-plan living accommodation
- Useful built-in storage
- Convenient for West Worthing station



West Worthing is a popular and well-connected residential area, positioned to the west of Worthing town centre and within easy reach of the seafront. The area is particularly favoured for its independent shops, cafés, restaurants and everyday amenities, with the nearby Tarring Road and Goring Road shopping parades providing a varied choice of local services.

West Worthing railway station offers convenient links along the south coast and towards London, making the area well suited to commuters, first-time buyers and those seeking an accessible coastal base. Worthing town centre is also within easy reach, offering a wider range of shops, leisure facilities, theatres, restaurants and the historic pier.

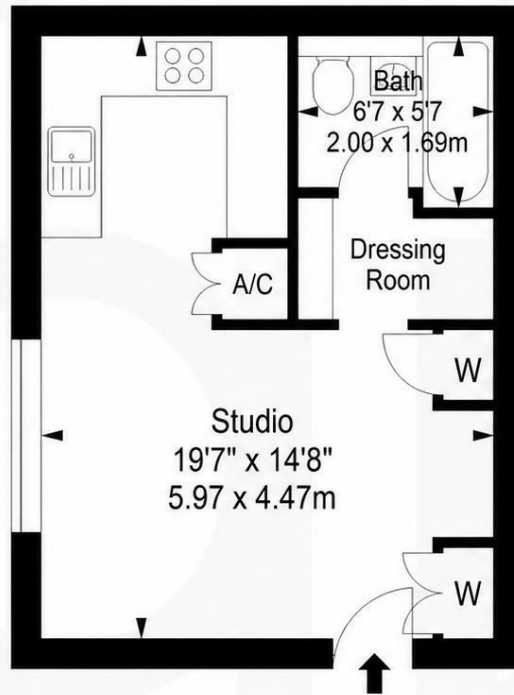
Residents can enjoy nearby green spaces, the beach and promenade, together with straightforward access to local bus routes and neighbouring areas including Goring-by-Sea, Tarring and Broadwater. West Worthing combines practical everyday convenience with the appeal of relaxed seaside living.



EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	83
(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	

Ground Floor



Approximate gross internal floor area 26.7 sq m/ 287.4 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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