



# ASPIRE RESIDENTIAL

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## Brendon Road, Worthing, BN13 2PS

### Asking Price £310,000

This well-presented three-bedroom terraced family home is situated in the popular residential area of Salvington, close to local shops, schools, bus routes and everyday amenities. The accommodation is well arranged and offers practical living space ideally suited to families, first-time buyers or those seeking a convenient Worthing location.

The ground floor features an entrance hall, downstairs cloakroom, generous kitchen/diner with modern fitted units, integrated double oven and ample space for dining. To the rear, the bright south-facing lounge provides an excellent living space, with sliding patio doors opening directly onto the rear garden.

Upstairs, there are three bedrooms, including two particularly well-proportioned rooms and a bathroom/WC with separate shower cubicle. Outside, the south-facing rear garden offers a pleasant, manageable outdoor space, while the front garden includes a lawned area, storage shed and off-road parking for two cars. Further benefits include double glazing, gas heating and freehold tenure.



**Council Tax Band: C**



- Three-bedroom terraced family home
- Bright south-facing lounge
- Useful downstairs cloakroom
- South-facing rear garden
- Double glazing and gas heating

- Popular residential Salvington location
- Generous modern kitchen/diner
- Bathroom/WC with separate shower
- Off-road parking for two cars
- Freehold property, viewing recommended

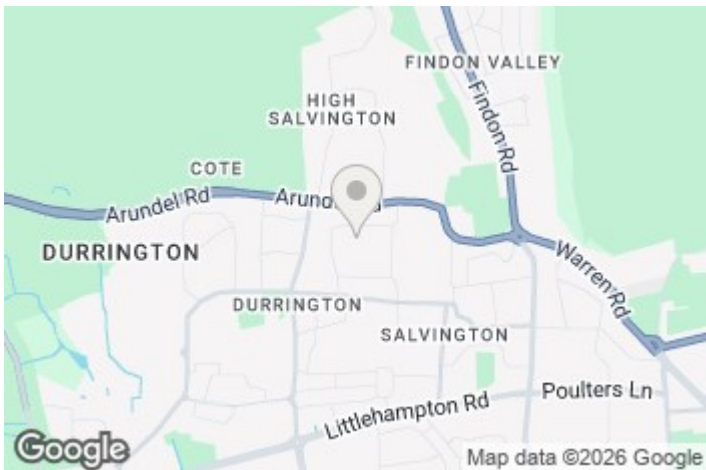
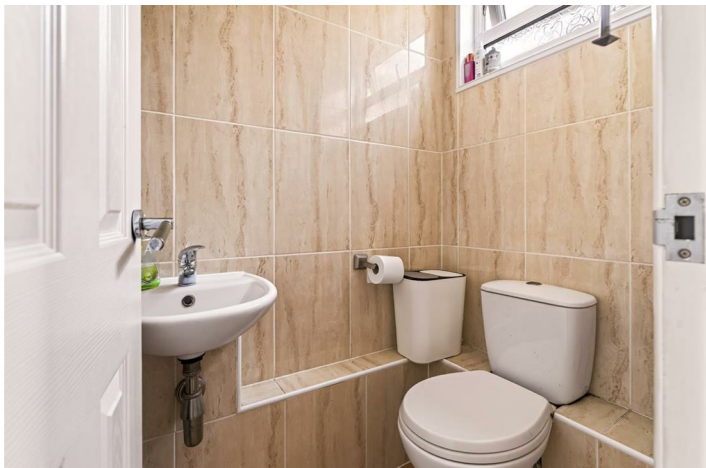




Salvington is a peaceful and popular suburb of Worthing, known for its leafy residential streets, family-friendly feel and convenient access to local amenities. The area offers a range of nearby shops, schools, bus routes and community facilities, making it a practical choice for everyday living.

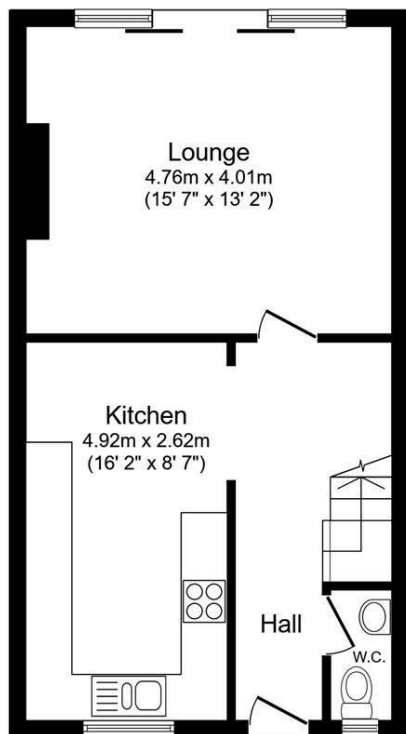
Worthing town centre is within easy reach, providing a wider selection of shops, restaurants, cafés, leisure facilities, theatres and the historic pier. The seafront and promenade are also accessible, offering coastal walks and outdoor recreation throughout the year.

For those who enjoy green space, Salvington is well placed for nearby parks and access towards the South Downs National Park, with beautiful countryside walks and open scenery close by. Combining suburban comfort with strong local convenience, Salvington remains a consistently sought-after area for families, professionals and buyers looking to enjoy a quieter setting while staying connected to central Worthing and the coast.

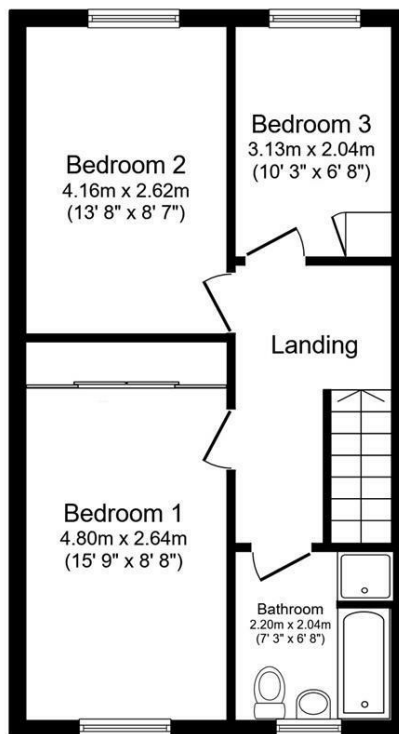


EPC Rating:  
C

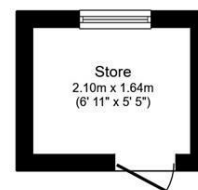
| Energy Efficiency Rating                    |  | Current                 | Potential                                                                             |
|---------------------------------------------|--|-------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                         |                                                                                       |
| (92 plus) A                                 |  |                         |                                                                                       |
| (81-91) B                                   |  |                         | 89                                                                                    |
| (69-80) C                                   |  | 78                      |                                                                                       |
| (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



First Floor



Outbuilding

Total floor area: 89.3 sq.m. (961 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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