



ASPIRE RESIDENTIAL

Service | Expertise | Accountability



London Street, Worthing, BN11 4EL

Asking Price £289,995

Being sold with no ongoing chain, this charming two-bedroom terraced cottage is conveniently situated close to Worthing town centre, the railway station, bus services and a wide range of shops, restaurants and amenities.

The accommodation offers a generous 27ft lounge/dining room, creating an impressive open-plan living and entertaining space, complete with a feature brick fireplace and characterful detailing. To the rear, the double-aspect kitchen is fitted with a good range of units, space for appliances and direct access onto the garden.

Upstairs, there are two spacious double bedrooms, both benefiting from fitted wardrobes, together with a notably large bath/shower room featuring both a bath and separate corner shower cubicle. Outside, the west-facing courtyard garden offers a good degree of seclusion, with paved seating space, raised brick borders, rear access and an outside tap. Further benefits include double glazing, gas heating via a Worcester boiler and freehold tenure.



Council Tax Band: B

- Chain-free terraced cottage
- Generous 27ft lounge/dining room
- Double-aspect fitted kitchen
- Large bath/shower room
- Double glazing and gas heating
- Close to Worthing town centre
- Feature brick fireplace
- Two spacious double bedrooms
- West-facing courtyard garden
- Freehold property, viewing recommended



Worthing is a vibrant seaside town on the West Sussex coast, offering an appealing blend of coastal charm, town centre convenience and excellent transport links. The property is well placed for Worthing’s comprehensive shopping facilities, restaurants, cafés, leisure venues and everyday amenities, as well as the historic pier, seafront and promenade.

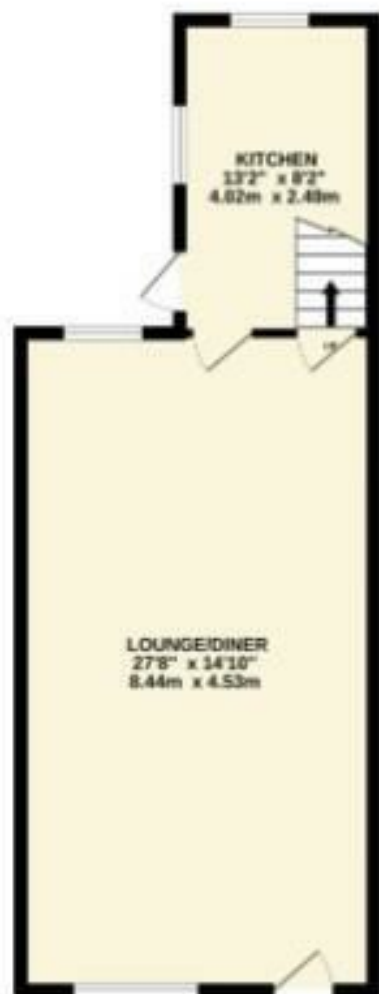
Worthing railway station provides regular services along the south coast and towards London, while local bus routes offer easy access across the town and surrounding areas including Goring-by-Sea, Broadwater, Tarring and Lancing.

The town is known for its relaxed coastal lifestyle, attractive architecture and growing cultural scene, with theatres, galleries, independent businesses and year-round events adding to its appeal. Green spaces such as Beach House Park and nearby access to the South Downs provide further outdoor options, making Worthing a consistently popular location for buyers seeking convenience, character and seaside living.



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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



While every attempt has been made to ensure the accuracy of the figures contained here, the accuracy of all measurements, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. The plan is for illustrative purposes only and should not be used as a basis for any contractual purposes. The services, systems and appliances shown here are not tested and no guarantee is given as to their operability or efficiency. See also the disclaimer on page 2.

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.