



ASPIRE RESIDENTIAL

Service | Expertise | Accountability



Bluebell Way, Worthing

£415,000

Aspire Residential are delighted to offer to the market this, modern 3/4 bedroom mid terrace, family home in the popular 'Aspects Development', Goring By Sea. This property offers vacant possession and comprises; entrance hallway, garden room/ bedroom four, downstairs W/C, an open plan kitchen/diner, lounge with views across the 'South Downs' and a Juliette balcony, three bedrooms on the top floor, of which the master offers an en suite and a Juliette balcony with views over the 'South Downs' and a separate family bathroom. Additional benefits include a garage, off road parking and a South facing garden.



Council Tax Band: D

- South facing garden
- Three/four bedrooms
- Garage
- South Downs views from two Juliette balconies
- Freehold
- Modern accommodation
- Local train station
- Off road parking
- Service charge of £350 p/a
- Close to popular schools and transport links



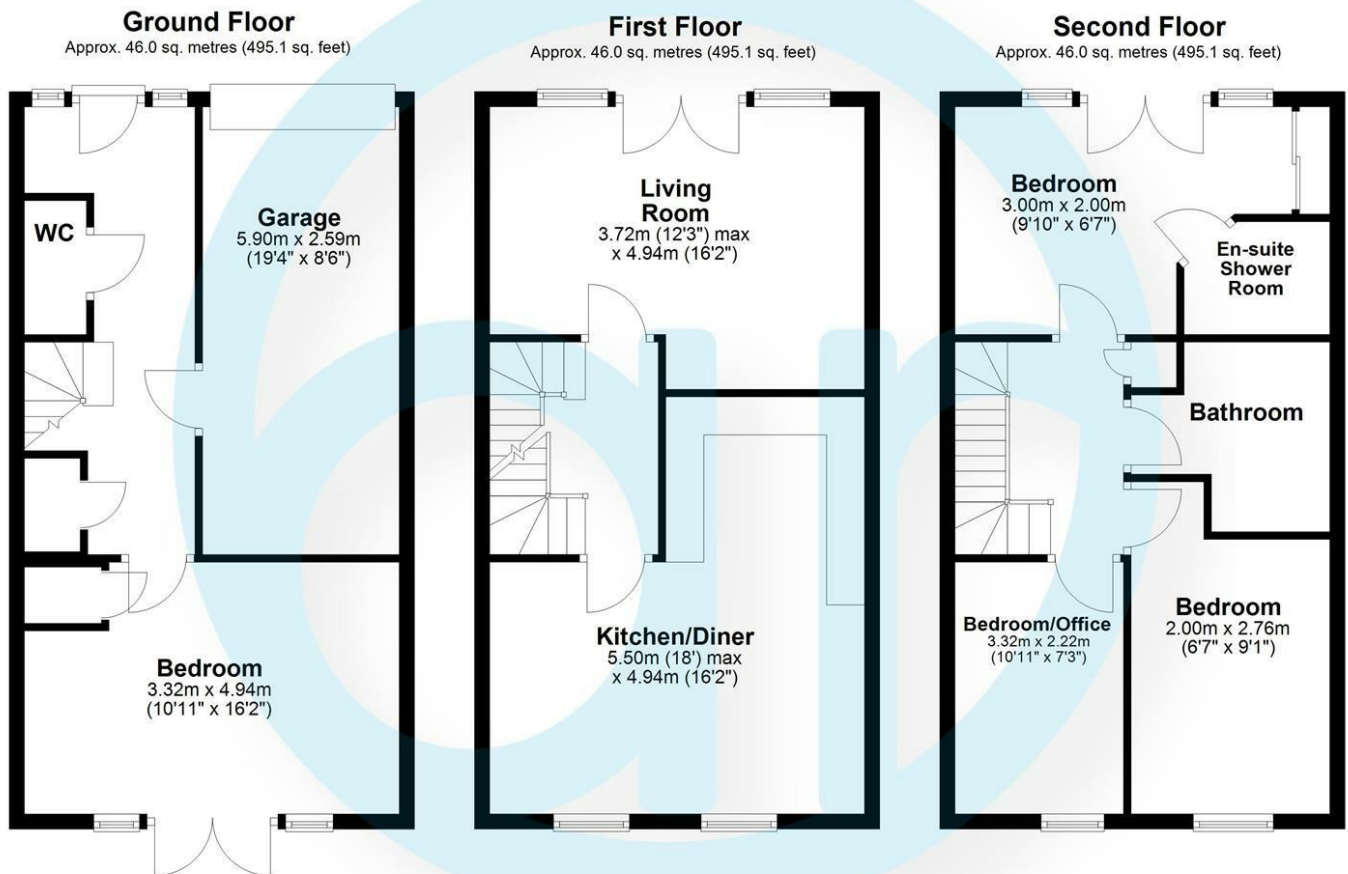
Goring-by-Sea, a coastal suburb of Worthing, England, harmoniously combines seaside tranquillity and modern living. Nestled between the South Downs National Park and the English Channel, the area offers stunning views of the countryside and coastline. Characterised by tree-lined streets, diverse housing options, and easy beach access, Goring-by-Sea provides a peaceful retreat with well-regarded schools, shopping, and dining. Active community events and a strong neighbourhood spirit contribute to the area's charm, making Goring-by-Sea an idyllic destination that seamlessly blends the beauty of nature with suburban convenience.

NOTE FROM THE AGENT: The houses are all freehold but all homeowners are automatically allocated 1 share in Aspects (Goring) Management Services Ltd which means they are required to pay an annual management fee to Aspects Management Services Ltd which is currently £350 for the upkeep of the communal areas, estate fences, maintenance and power for the bollard lighting and drainage pump.



EPC Rating:
C

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



Total area: approx. 138.0 sq. metres (1485.2 sq. feet)

Aspire Residential | Goring-by-Sea

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