



ASPIRE RESIDENTIAL

Service | Expertise | Accountability



Springfield Gardens, Worthing, BN13 2DF

Guide Price £300,000

This beautifully renovated one-bedroom bungalow is situated within a quiet courtyard development on the favoured Offington borders, offering immaculate accommodation, a private garden, garage and exciting future potential. Extensively improved throughout, the property now presents a superb, move-in ready home with a fresh, modern finish and a bright, welcoming feel. The accommodation includes a spacious hallway with excellent built-in storage, a generous 13ft lounge, stylish fitted kitchen, well-proportioned double bedroom and a contemporary bathroom. The kitchen provides direct access onto the private rear garden, creating a practical connection between the indoor and outdoor space. The bedroom overlooks the garden, while the lounge enjoys a pleasant outlook towards the front. Outside, the rear garden offers a manageable and private area to relax, with access leading towards the garage. The front garden is attractively arranged with paving and planting. A particularly appealing feature is that the seller has had plans drawn up for a loft conversion, offering excellent potential to further enhance the property, subject to the necessary planning consents. Further benefits include gas central heating, useful loft access, excellent storage, garage and freehold tenure.

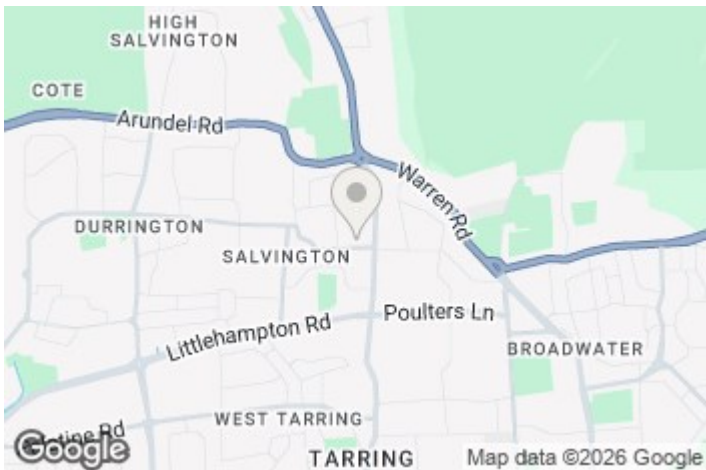
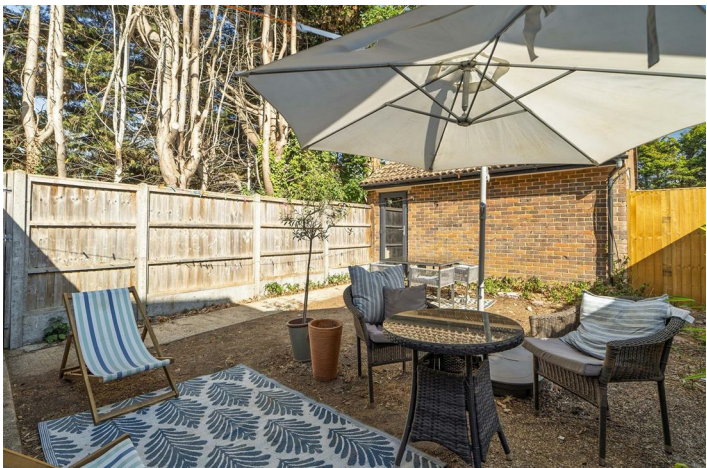


Council Tax Band: B

- Immaculate one-bedroom bungalow
- Favoured Offington borders location
- Bright 13ft lounge
- Estate Charge - £59 per month for communal areas
- Garage located at garden end
- Quiet courtyard development
- Extensively renovated throughout
- Stylish fitted kitchen
- Private rear garden
- Loft conversion plans drawn STPP

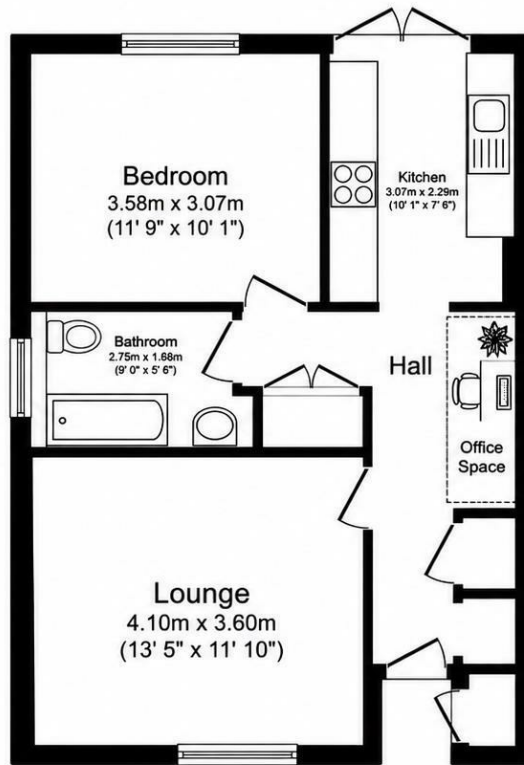


Worthing, a charming seaside town on the south coast of England, strikes a balance between Victorian elegance and contemporary energy. Its extensive pebble beach, historic pier and scenic promenade make for a quintessential coastal experience. A thriving cultural scene, including theatres, galleries 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:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor Plan

Total floor area: 49.7 sq.m. (535 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

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.