



ASPIRE RESIDENTIAL

Service | Expertise | Accountability



South Farm Road, Worthing, BN14 7BA

Asking Price £300,000

Guide £290,000 to £310,000. This charming Grade II listed flint cottage is situated in the favoured Broadwater area, close to local shops, schools, bus routes and Worthing railway station. Full of period appeal, the property offers a warm and inviting feel, making it ideal for buyers seeking something with genuine character and individuality.

The ground floor features a 14ft living room with a feature cast iron fireplace, wooden mantel, recessed dresser-style bookcase and attractive flooring. To the rear, the south-facing kitchen overlooks the garden and provides a good range of fitted units, integrated oven, gas hob and direct access outside.

The first floor includes a generous double bedroom with fitted wardrobes and a well-appointed shower room/WC, while the second floor provides a further double bedroom with fitted storage and eaves cupboard. Outside, the pretty south-facing cottage garden is a delightful feature, with brick paving, planted borders and a flint garden shed.



2



0



1



E

Council Tax Band: B

- Grade II listed flint cottage
- Favoured Broadwater residential location
- South-facing fitted kitchen
- Pretty south-facing cottage garden
- Gas heating and freehold tenure
- Wonderful period character throughout
- Living room with cast iron fireplace
- Two generous double bedrooms
- Attractive brick paving and borders
- Close to shops, schools and station



Broadwater is a vibrant and well-established district of Worthing, popular for its strong community feel, excellent amenities and convenient transport links. The area offers a wide range of local shops, cafés, restaurants and everyday services, with Broadwater Green providing an attractive focal point for the neighbourhood.

Worthing railway station and regular bus routes are within easy reach, making the location well suited to commuters and those needing access across the town. Worthing town centre is also close by, offering a broader selection of shops, leisure facilities, theatres, restaurants and the historic seafront promenade.

The area is well served by local schools, parks and healthcare facilities, adding to its appeal for families, professionals and downsizers alike. With its mix of period homes, practical amenities and proximity to both town and coast, Broadwater remains one of Worthing’s most consistently sought-after residential areas.



EPC Rating:
E

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	50	83
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.