



# ASPIRE RESIDENTIAL

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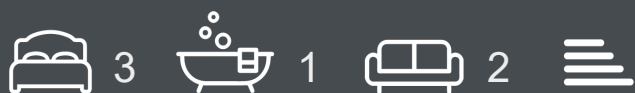


## Kingsland Road, Worthing, BN14 9ED

### Asking Price £325,000

This three-bedroom character home offers an exciting opportunity to refurbish and reinstate a property full of charm and potential.

The accommodation includes two reception rooms, kitchen, three bedrooms and bathroom facilities, providing a well-balanced layout with scope for modernisation, reconfiguration and improvement. The property now requires full refurbishment, making it ideal for buyers looking to create a home to their own taste and specification. Outside, the south-facing rear garden is a particular feature, offering a bright outdoor space with potential for landscaping, relaxing or entertaining. There may also be scope to create off-road parking, subject to the necessary planning consents. Situated in a favoured Broadwater location, the property is well placed for local shops, bars, restaurants and regular bus routes, with easy access to the A24 and A27. This is a rare chance to restore a character home in a highly convenient Worthing setting.



Council Tax Band: C

- Character home requiring refurbishment
- Two separate reception rooms
- Potential parking, subject to consent
- Local shops, bars and restaurants
- Popular bus routes near by
- Excellent blank canvas opportunity
- South-facing rear garden
- Scope to modernise and improve
- Easy access to A24 and A27
- Favoured Broadwater residential location



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

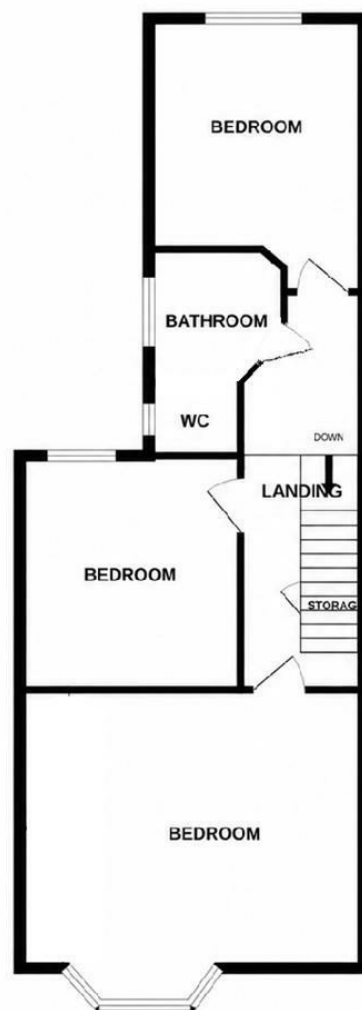
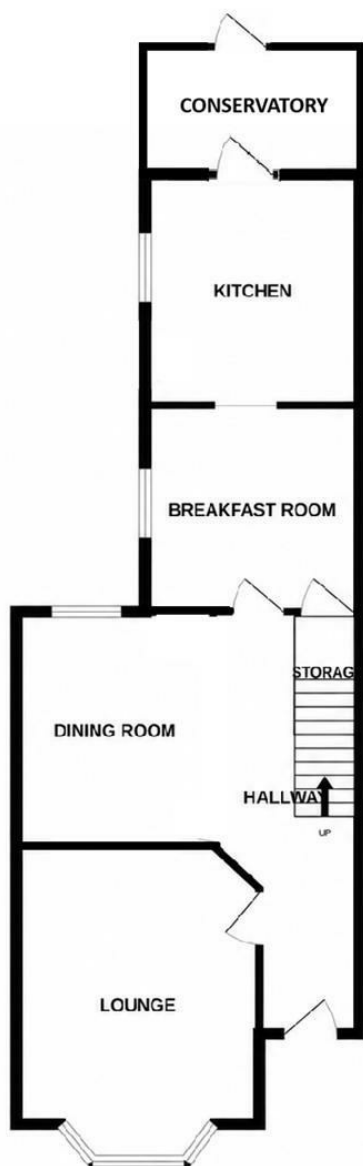
Regular bus routes are close by, while Worthing town centre and the seafront are within easy reach, offering a broader choice of shops, leisure facilities, theatres, restaurants and the historic promenade. The location is also well placed for access to the A24 and A27, making travel across Worthing and along the south coast straightforward.

Broadwater is particularly appealing to families, professionals and buyers seeking convenience, with local schools, parks and healthcare facilities nearby. Combining period housing, practical amenities and strong transport links, Broadwater remains one of Worthing's most consistently sought-after residential areas.



EPC Rating:

| 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 |           |



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