



ASPIRE RESIDENTIAL

Service | Expertise | Accountability



Ardsheal Close, Worthing, BN14 7RP

Offers In The Region Of £469,950

Situated within the charming and sought-after Ardsheal Close, this delightful three-bedroom semi-detached home combines attractive Art Deco-style architecture with generous family accommodation and a wonderful south-facing rear garden.

The property retains a distinctive sense of character, with elegant bay windows and attractive proportions throughout. The ground floor includes a welcoming entrance hall, bright living room with curved bay window, separate dining room overlooking the garden, fitted kitchen and useful downstairs cloakroom. The two reception rooms offer excellent flexibility for both everyday family life and entertaining.

Upstairs, there are three well-proportioned bedrooms, including two generous doubles with attractive bay windows, together with a spacious family bathroom featuring both a bath and separate shower.



Council Tax Band: C

- Charming Art Deco-style semi-detached home
- Three well-proportioned first-floor bedrooms
- Two generous separate reception rooms
- New carpets and decoration throughout
- Off-road driveway parking

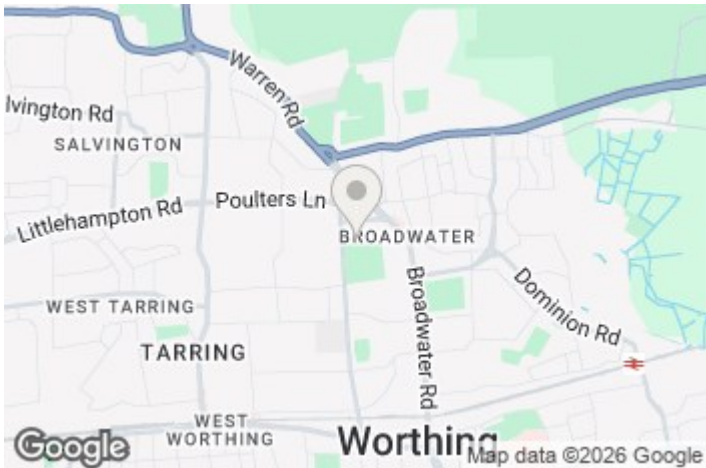
- Sought-after and peaceful Ardsheal Close
- Elegant bay windows and character features
- Spacious family bathroom with separate shower
- Generous south-facing rear garden
- Being sold with on onward chain



Ardsheal Close is an attractive residential cul-de-sac within the popular Broadwater area of Worthing, offering a peaceful setting with excellent access to local amenities. Broadwater is particularly well regarded for its established character, strong community atmosphere and convenient selection of shops, cafés, restaurants and everyday services.

Nearby Broadwater Green provides an attractive focal point for the neighbourhood, while local schools, parks and regular bus services add to the area's appeal for families and professionals. Worthing town centre is within easy reach, offering a wider choice of shopping, leisure facilities, theatres, restaurants and the historic seafront promenade.

Worthing railway station provides connections along the south coast and towards London, while convenient access to the A24 and A27 makes travelling to surrounding towns straightforward. With the South Downs to the north and the coast to the south, Broadwater offers an appealing balance of residential tranquility, practical convenience and coastal living.

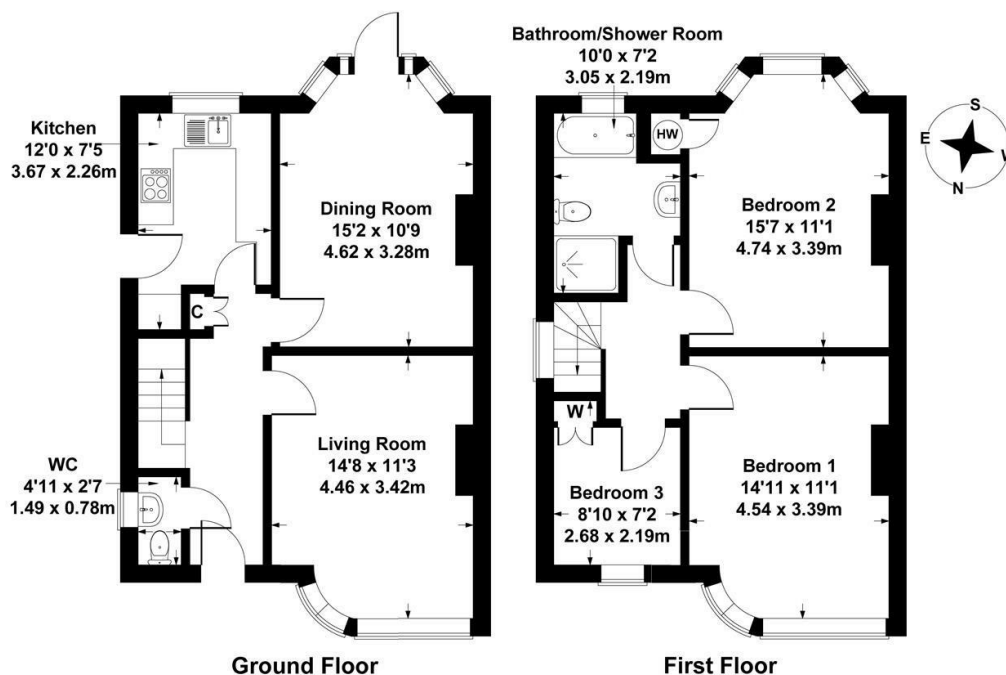


EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(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	

21 Ardsheal Close, Worthing, BN14 7RP

Approximate Gross Internal Area
1023 sq ft - 95 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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.