



# ASPIRE RESIDENTIAL

Service | Expertise | Accountability



## Mansfield Road, Worthing

£370,000

Situated in a popular residential location, this well-presented home offers comfortable and versatile living, ideal for families, professionals, or those seeking a coastal lifestyle.

The property features a bright and welcoming lounge space, flowing into an open-plan kitchen/dining area — perfect for everyday living and entertaining. Pocket doors allow the layout to be adapted to suit both social gatherings and quieter evenings.

Upstairs provides well-proportioned bedrooms alongside a modern family bathroom, while outside benefits from a private rear garden, offering an excellent space to relax or enjoy outdoor dining.

Conveniently positioned within easy reach of Worthing Town Centre, the seafront, excellent schools and local transport links, this home is perfectly placed for commuters, home workers and anyone looking to enjoy everything Worthing has to offer.

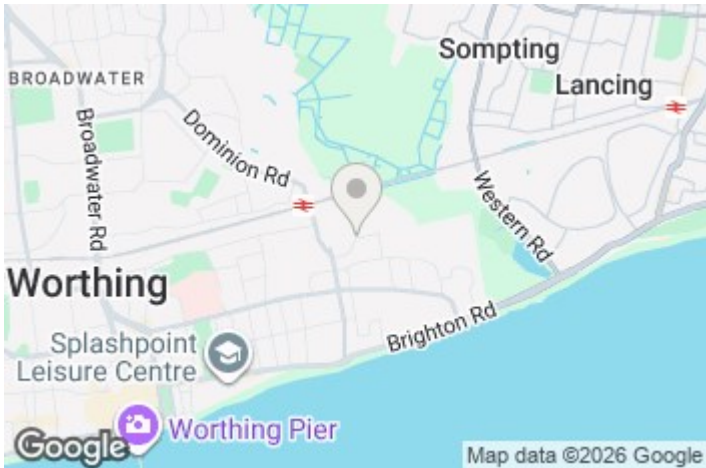


Council Tax Band: C

- Bright and modern interior
- Social layout
- Local transport links including East Worthing Train Station
- Recently renovated kitchen and bathroom
- Close to shops and family pubs
- Three bedrooms
- Generous rear garden with external W/C
- Parking space to the rear of the property
- EPC - C
- Within walking distance of Worthing Hospital



Worthing, a picturesque seaside town on the south coast of England, exudes a unique charm with its blend of Victorian elegance and contemporary vitality. Known for its extensive pebble beach, historic pier, and well-maintained promenade, Worthing offers residents and visitors alike a captivating coastal experience. The town's vibrant cultural scene is enriched by theatres, art galleries, and frequent events, creating a lively atmosphere. With its beautiful parks, such as Beach House Park and Highdown Gardens, Worthing provides green spaces for leisure and relaxation. The town's bustling town centre features a diverse array of shops, restaurants, and entertainment venues, contributing to its reputation as a welcoming and thriving community. Worthing's accessibility, rich history, and scenic beauty make it a sought-after destination for those seeking a coastal haven with a perfect blend of tradition and modernity.



EPC Rating:  
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(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	

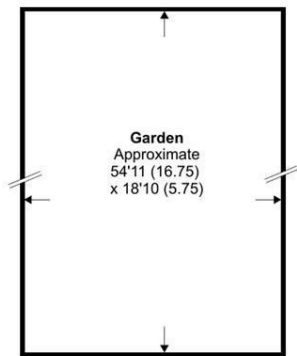
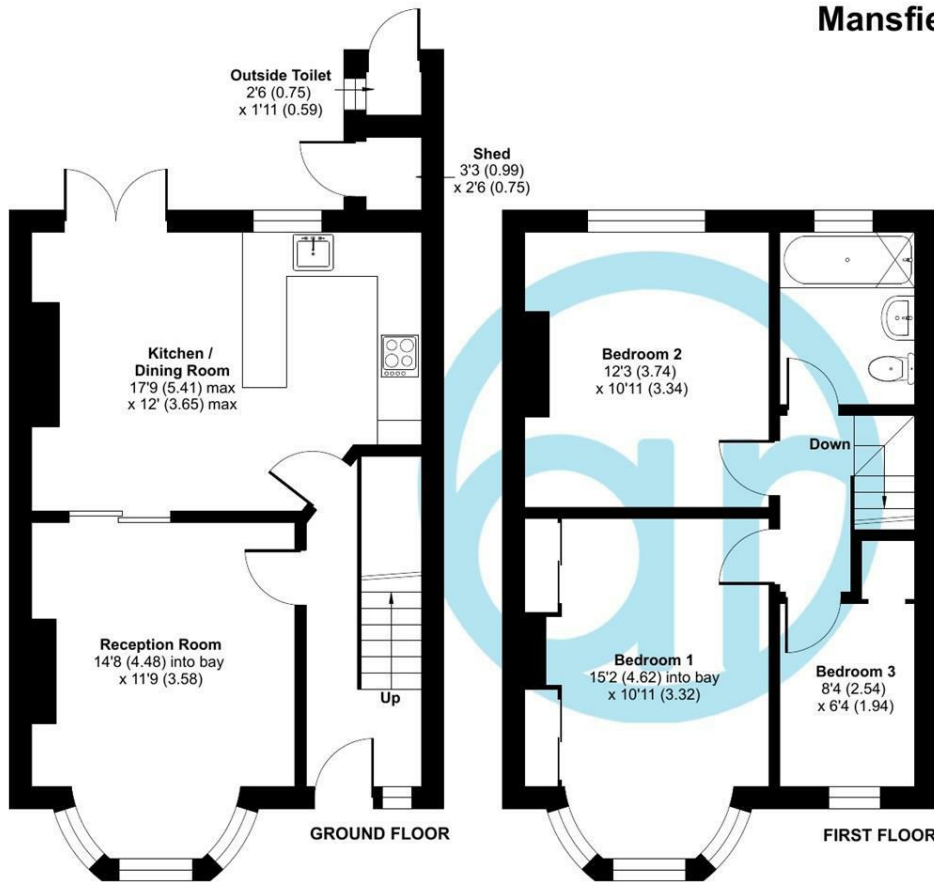
## Mansfield Road, Worthing, BN11

Approximate Area = 900 sq ft / 83.6 sq m

Outbuildings = 13 sq ft / 1.2 sq m

Total = 913 sq ft / 84.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Aspire Residential Real Estate. REF: 1409875

### Aspire Residential | Goring-by-Sea

28 Goring Road  
Goring-by-Sea  
Worthing  
BN12 4AD  
Telephone: 01903 259 961  
Email: [info@aspireresidential.co.uk](mailto: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](mailto:enquiries@aspireresidential.co.uk)

Aspire Residential and Aspire Residential Estate Agents are trading names of Aspire Residential Sales Limited, a Company registered in England and Wales with registration number 11659289. VAT No. 317450614

**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.