



# ASPIRE RESIDENTIAL

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Ivydore Avenue, Worthing, BN13 3JA

Asking Price £350,000

This well-presented semi-detached home in popular Durrington offers spacious accommodation throughout. The bright living room leads to a modern kitchen and dining area, which opens into a beautifully extended conservatory, creating an impressive space for dining, relaxing or entertaining. Upstairs are two double bedrooms and a stylish modern bathroom. The private rear garden is low maintenance with mature planting, while the front provides a block-paved driveway with parking for multiple vehicles. Well positioned for local shops, parks, bus routes and with easy access to both the A27 and A24, this home is perfect for comfortable, convenient everyday living.



Council Tax Band: B



- Spacious living room with bay window
- Extended conservatory with garden views
- Stylish modern bathroom
- Block-paved driveway for multiple vehicles
- Double glazing and gas central heating

- Open-plan kitchen and dining area
- Two generous double bedrooms upstairs
- Low maintenance, private rear garden
- Front garden with mature trees and shrubs
- Close to A27, A24 and amenities




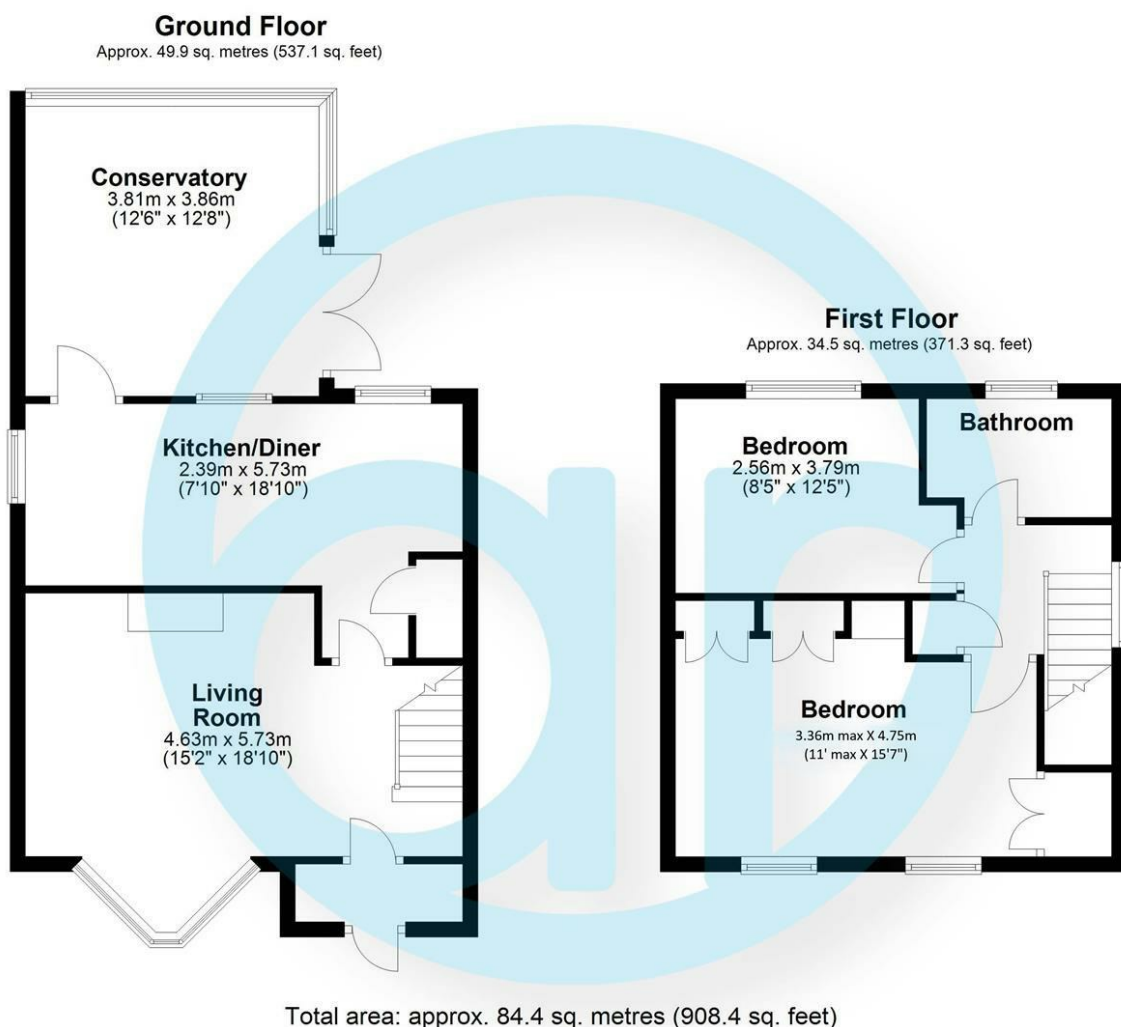


Worthing, a charming seaside town on the south coast of England, strikes a balance between Victorian elegance and contemporary energy. Its extensive pebble beach, historic pier and scenic promenade make for a quintessential coastal experience. A thriving cultural scene, including theatres, galleries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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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