



Friar Walk, Worthing, BN13 1BL

Asking Price £138,995

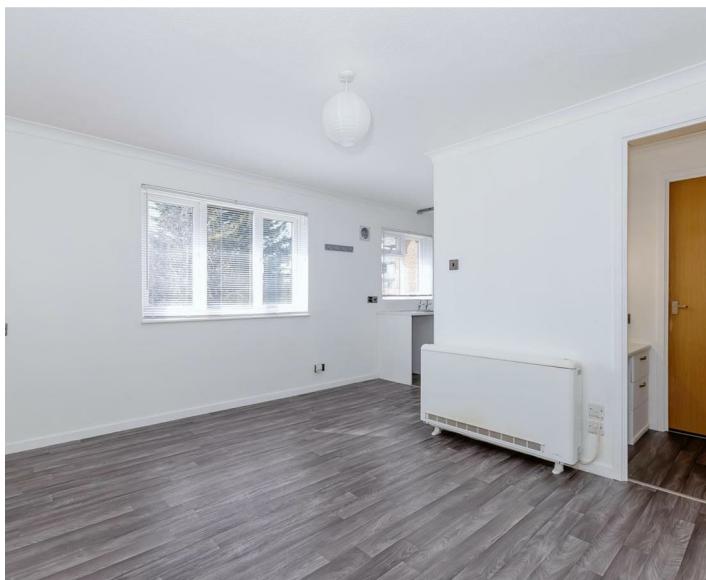
This immaculately presented first-floor studio flat is ready to move in and offers a private entrance and allocated parking. Located in the popular Tarring area, it's a short distance from local shops and West Worthing train station. The open-plan living space features a built-in wardrobes and a large window, filling the room with natural light. The kitchen is well-equipped with ample storage and worktop space. The recently refitted bathroom includes a part-tiled suite with a vanity units for additional storage. Further benefits include no service charge and access to large loft space providing even more storage space.



C

Council Tax Band: A

- Leasehold with approx. 954 years remaining
- Ground Rent - Annual Peppercorn
- Immaculately presented throughout
- Refitted kitchen and bathroom
- Conveniently located near West Worthing station
- Service and Maintenance Charge - £0
- Being sold with no onward chain
- Private entrance and allocated parking
- Close to local shops and amenities
- Ample built in storage including access to loft space



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	74	80
(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

Floor Plan

Approx. 26.6 sq. metres (286.0 sq. feet)



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

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