



ASPIRE RESIDENTIAL

Service | Expertise | Accountability



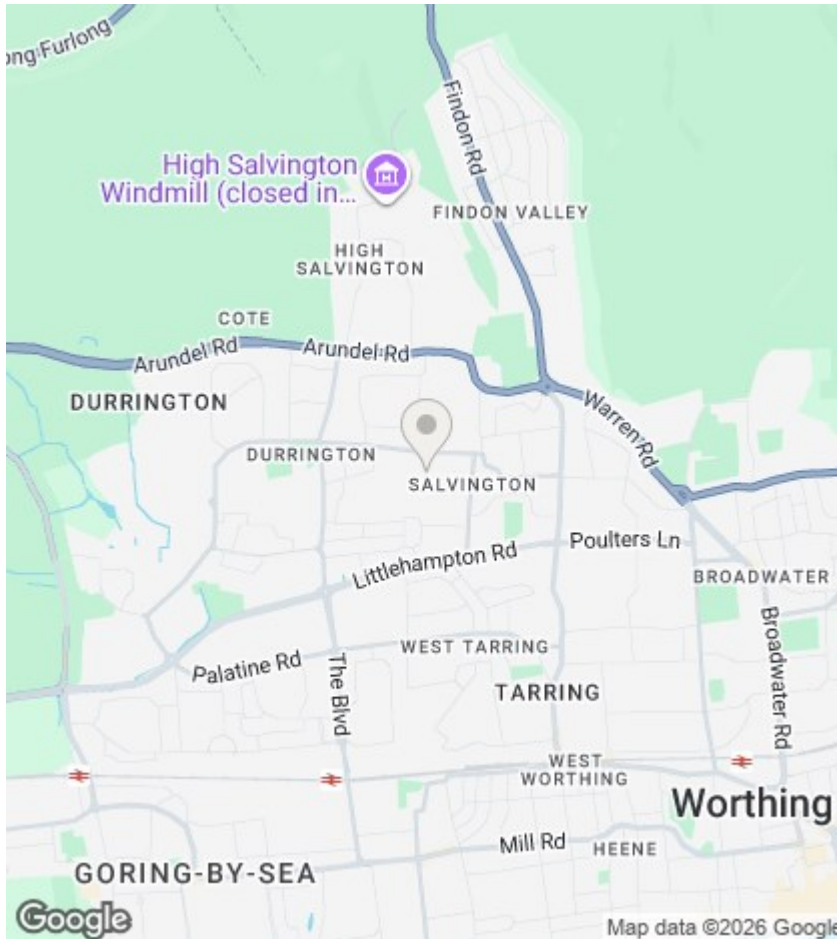
Acacia Avenue, Worthing, BN13 2JB

Asking Price £485,000

- Three / four flexible bedroom layout
- Lounge and principal bedroom with bay windows
- Ground floor WC and pantry
- Stylish contemporary fitted bathroom
- Detached garden office or studio
- Extended semi-detached family home
- Modern fitted kitchen with utility room
- Separate dining room and conservatory
- Secure west-facing secluded rear garden
- Off-road parking for multiple vehicles



Council Tax Band: C



EPC Rating:

D

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



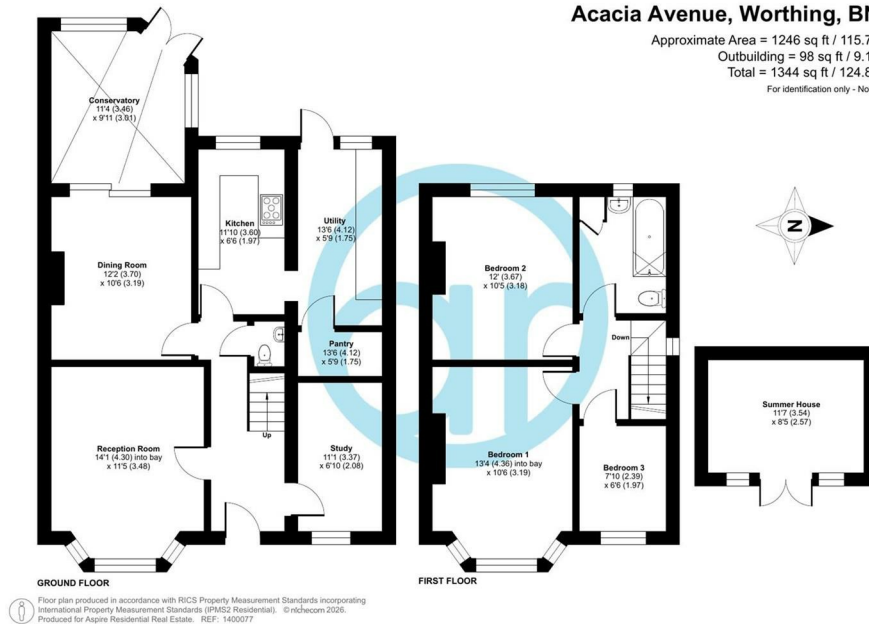
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Approximate Area = 1246 sq ft / 115.7 sq m

Outbuilding = 98 sq ft / 9.1 sq m

Total = 1344 sq ft / 124.8 sq m

For identification only - Not to scale



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