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Bruce Avenue, Worthing, BN11 5LA

£1,395 Per Month

This attractive two-bedroom first-floor flat is situated in the ever-popular area of West Worthing and offers an appealing combination of comfort, space and convenience. The property features a well-proportioned layout with a bright and inviting living room, a generous main bedroom and a second bedroom that lends itself well to use as a study or quiet hobby room. This flexible space provides useful separation from the main living areas and can be adapted to suit a range of needs. The practical kitchen is designed to meet everyday requirements, while the standout feature of the property is its excellent mature garden, offering a rare opportunity for generous outdoor space in such a well-connected location. Whether you enjoy gardening, relaxing outside or entertaining during the warmer months, the garden adds significant appeal and versatility.



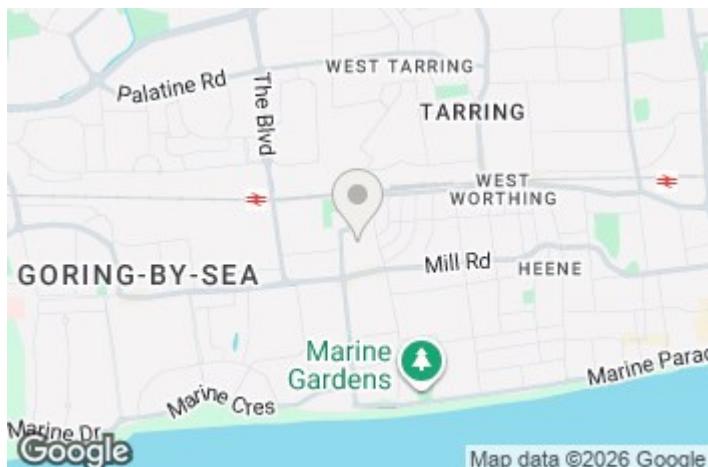
C

Council Tax Band: A

- Two-bedroom first-floor flat
- Excellent mature private garden
- EPC - C
- Sought-after West Worthing location
- Gas Central Heating
- Council Tax - A



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	70	76
(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

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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