



# ASPIRE RESIDENTIAL

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## Rugby Road, Worthing, BN11 5LS

### Asking Price £695,000

This beautifully presented 1930s semi-detached home blends period character with modern comfort, ideally situated in a sought-after West Worthing location. The property offers three bedrooms — two generous doubles and a good-sized third — making it perfect for families or professionals.

A highlight of the home is the spacious galley-style kitchen, complete with a log burner, creating a warm and inviting heart to the house. The ground floor also includes a separate office/study and a convenient shower room, ideal for home working or guests.

Outside, the property boasts a large, mature south-facing garden filled with a variety of established fruit trees, providing a peaceful retreat and perfect entertaining space. Off-road parking for two cars adds practicality and ease.

Located close to West Worthing station, local shops, cafés and eateries, this charming home offers an excellent balance of period appeal and modern lifestyle convenience. Early viewing is strongly recommended.



Council Tax Band: D

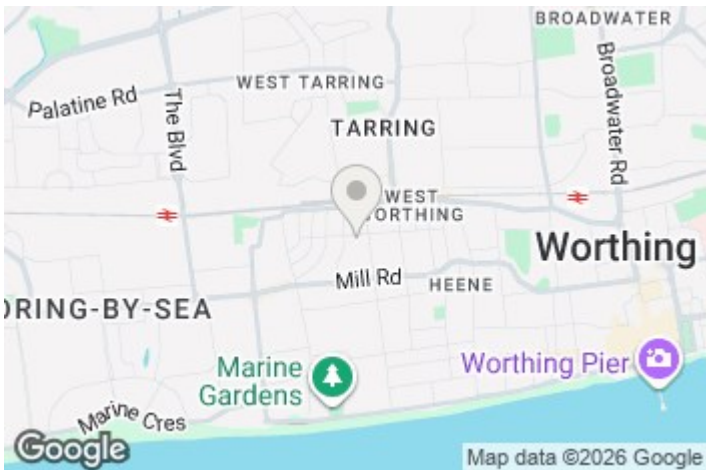


- Attractive 1930s semi-detached home with period features
- Spacious kitchen with log burner
- Large south-facing mature garden with fruit trees
- Off-road parking for two cars
- Ability to extend further if required (STP)
- Three bedrooms – two doubles and a good-sized third
- Separate downstairs office/study
- EPC - D
- Popular West Worthing location
- Close to local shops, cafés and train station




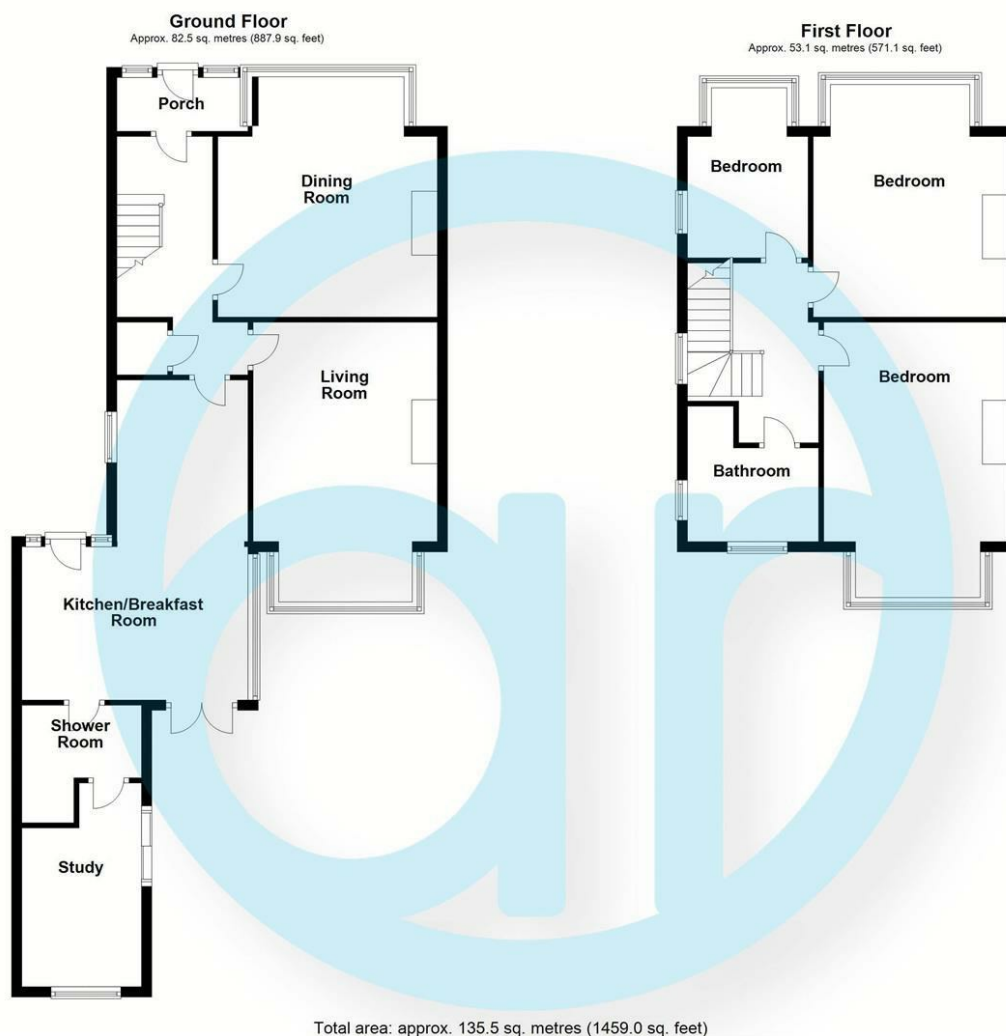


Worthing, a picturesque seaside town on the south coast of England, exudes a unique charm with its blend of Victorian elegance and contemporary vitality. Known for its extensive pebble beach, historic pier, and well-maintained promenade, Worthing offers residents and visitors alike a captivating coastal 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:  
D

| Energy Efficiency Rating                    |  | Current                    | Potential   |
|---|--|----------------------------|---|
| Very energy efficient - lower running costs |  |                            |   |
| (92 plus) A                                 |  |                            |   |
| (81-91) B                                   |  |                            |   |
| (69-80) C                                   |  |                            |   |
| (55-68) D                                   |  | 59                         | 71  |
| (39-54) E                                   |  |                            |   |
| (21-38) F                                   |  |                            |   |
| (1-20) G                                    |  |                            |   |
| Not energy efficient - higher running costs |  |                            |   |
| England & Wales                             |  | EU Directive<br>2002/91/EC |  |



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