



ASPIRE RESIDENTIAL

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Rugby Road, Worthing

Asking Price £160,000

This charming one bedroom ground floor flat benefits from a quiet yet central location, placing you just minutes away from shops, cafés, and the beach.



Council Tax Band:

- Ground floor one bedroom flat
- Superb location, minutes away from West Worthing Train Station
- Great investment or first time purchase
- EPC - D
- Gas central heating
- Maintenance paid as and when required
- Tenure - Share of the freehold
- Local shops and restaurants
- Tenant in situ but can be sold with vacant possession
- Viewing highly recommended





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			73
(39-54) E	55		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Rugby Road, Worthing, BN11

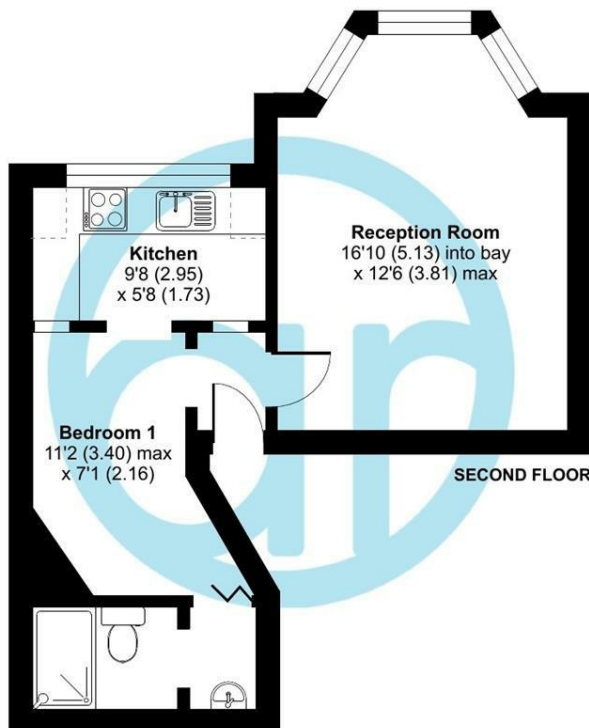
Approximate Area = 387 sq ft / 35.9 sq m

Limited Use Area(s) = 6 sq ft / 0.5 sq m

Total = 393 sq ft / 36.4 sq m

For identification only - Not to scale

Denotes restricted
head height



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Aspire Residential Real Estate. REF: 1319793

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