



## Rugby Road, Worthing

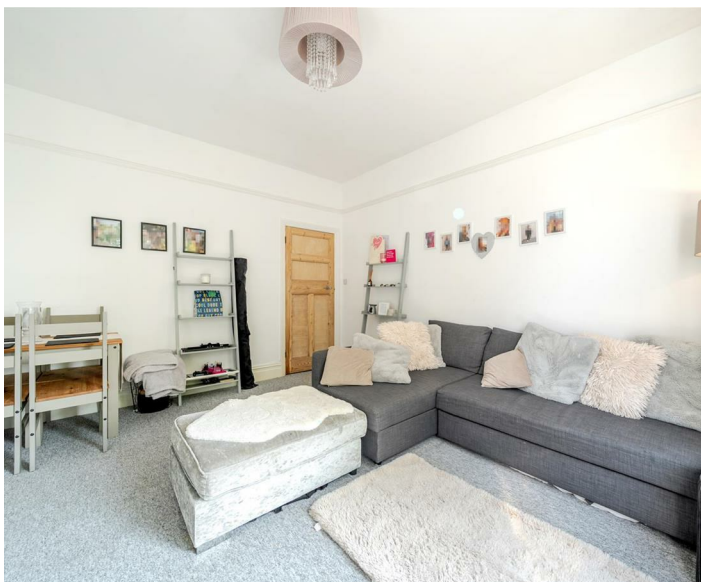
£230,000

Located in the sought-after Rugby Road area of Worthing, this well-maintained two-bedroom top floor flat offers spacious accommodation, a bright and airy feel throughout, and the perfect blend of character and convenience. Ideal for first-time buyers, buy-to-let investors, or those looking to downsize near the coast.



Council Tax Band:

- Two good-sized bedrooms
- Separate fitted kitchen with plenty of cupboard space
- Top floor position – quiet and private
- EPC - D
- Share of the freehold
- Generous living room with large windows and elevated views
- Modern bathroom suite
- Minutes away from West Worthing Train Station
- Walking distance to Worthing town centre, the seafront, and local shops
- Maintenance as and when required





## EPC Rating: D

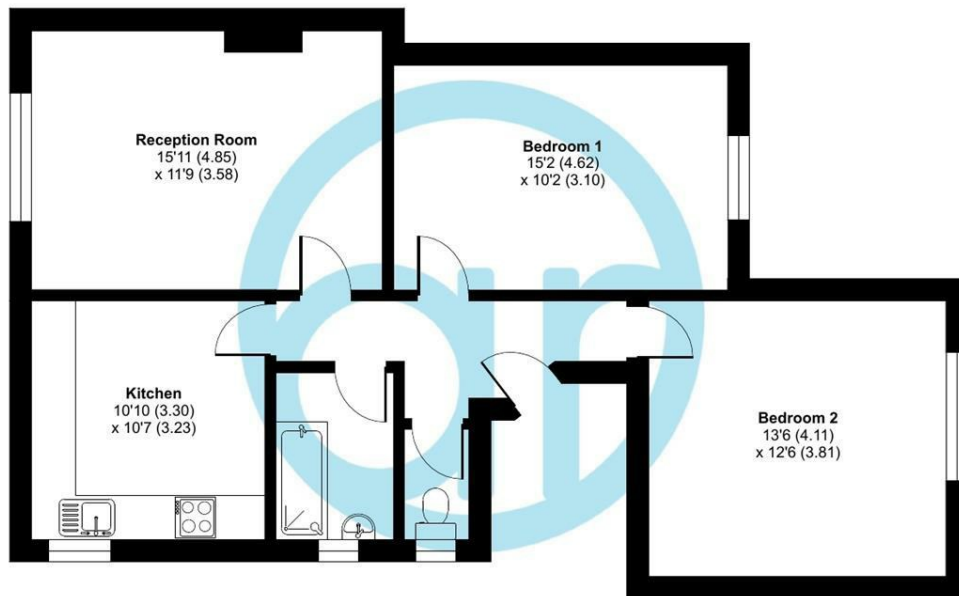
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## Rugby Road, Worthing, BN11

Approximate Area = 764 sq ft / 71 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Aspire Residential Real Estate. REF: 1319795

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