



# ASPIRE RESIDENTIAL

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Rugby Road, Worthing, BN11 4PU

Asking Price £160,000

The property features a modern fitted kitchen and a contemporary shower room, both finished to a good standard. The bright and spacious living area provides a comfortable space to relax and entertain, while the double bedroom offers ample room for storage.

Conveniently located close to local shops, cafés, and other amenities, the property also benefits from excellent transport links — West Worthing railway station is just a short walk away, making it ideal for commuters.



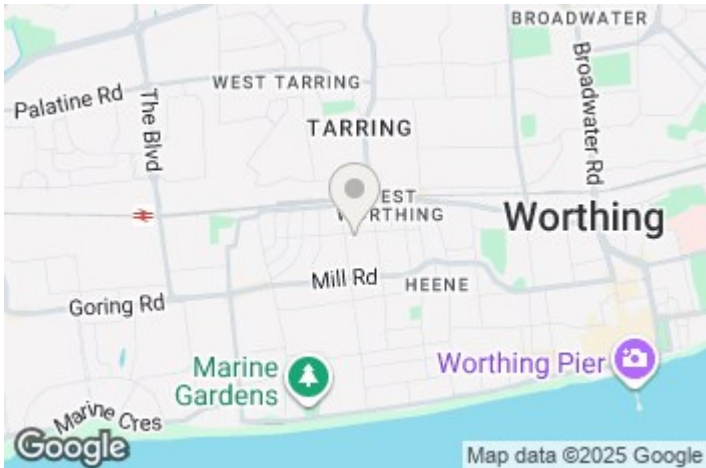
Council Tax Band: A



- Ground floor one bedroom flat
- Moments from West Worthing Train Station
- Great investment or first time purchase
- EPC - D
- Maintenance paid as and when required
- Tenure - Share of the freehold
- Gas central heating
- Tenant in situ but can be sold with vacant possession



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





## Rugby Road, Worthing, BN11

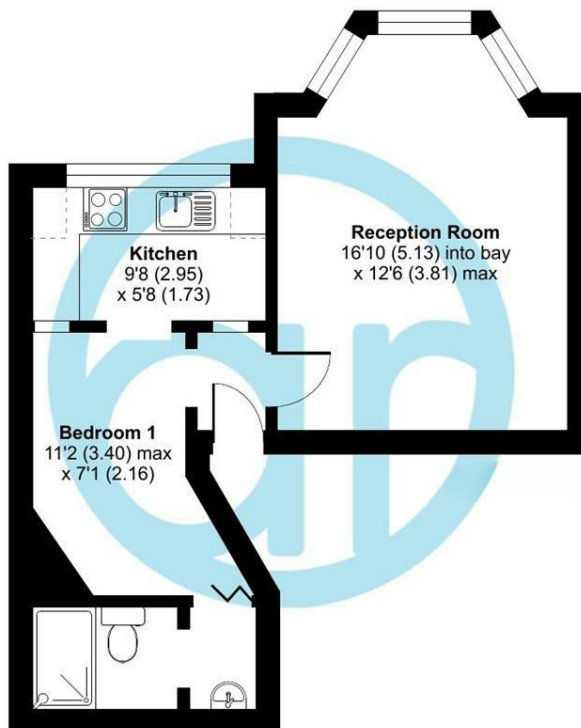
Approximate Area = 387 sq ft / 35.9 sq m

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



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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