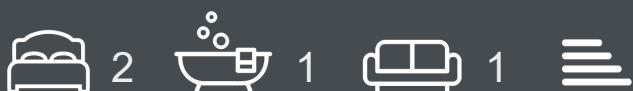




Wallace Avenue, Worthing, BN11 5RD

Asking Price £250,000

Aspire Residential are delighted to bring to the market, this modern, spacious and light two bedroom top floor flat located in West Worthing. Internally the property offers a neutral but modern finish, whilst externally you have the benefit of a garage in compound and well maintained communal gardens. The location is fantastic, offering a local mainline train station, a short walk to the seafront and popular shops, bars and restaurants.

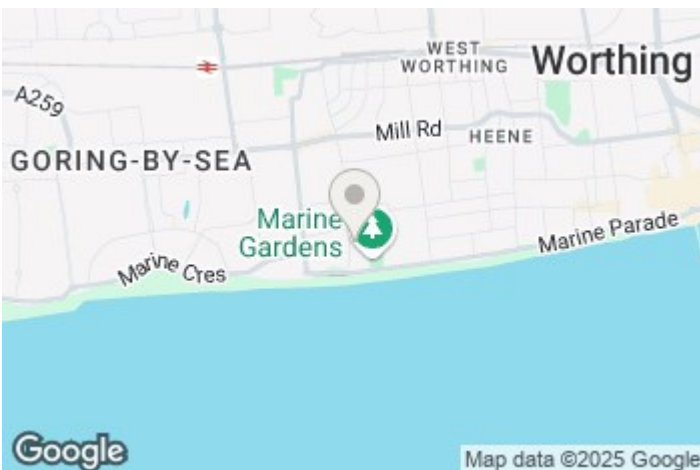


Council Tax Band: B

- New lease upon completion
- Garage
- Spacious, light and airy
- Brand new heaters installed with app functionality
- Local shops and restaurants
- Modern finish
- Short walk to the seafront
- Top floor accommodation
- Easy walk to the West Worthing Train Station
- New internal doors



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.

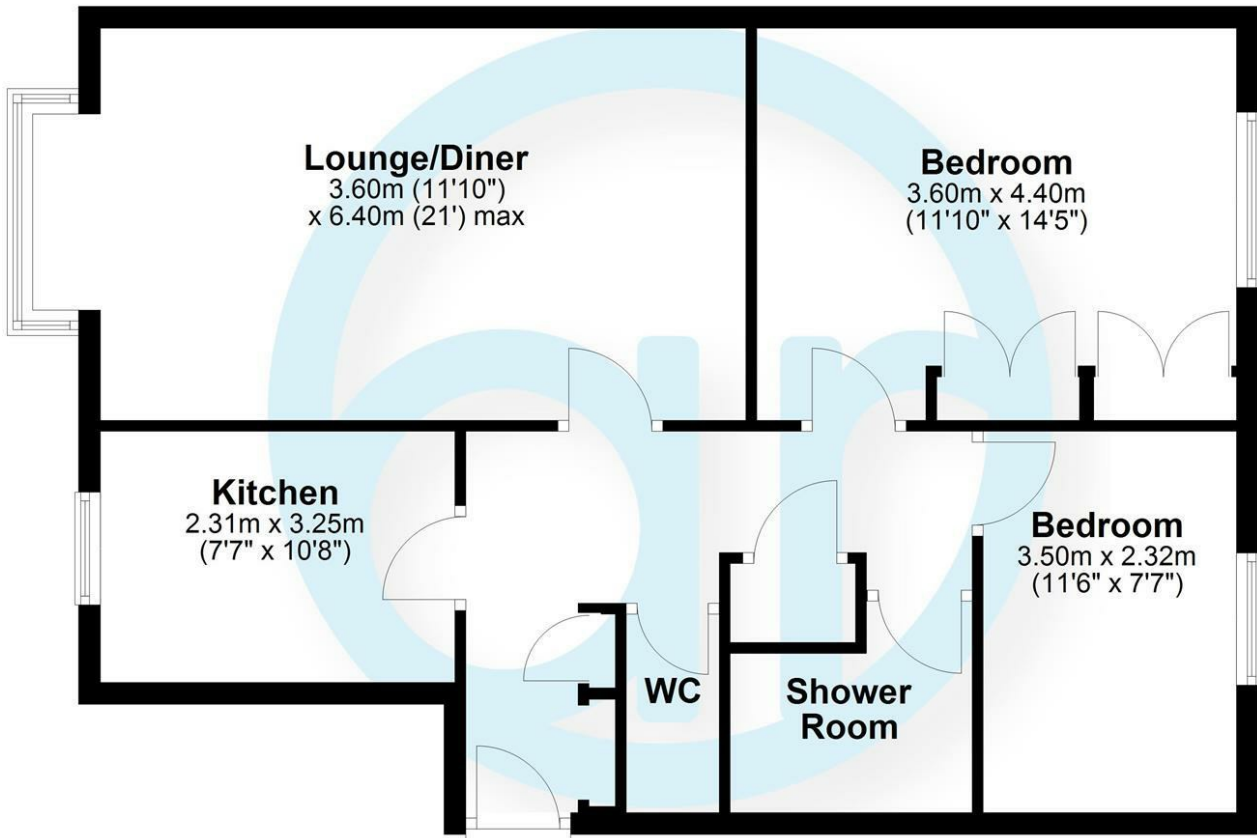


### EPC Rating:

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Floor Plan

Approx. 71.6 sq. metres (770.6 sq. feet)



Total area: approx. 71.6 sq. metres (770.6 sq. feet)

### Aspire Residential | Goring-by-Sea

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BN12 4AD  
Telephone: 01903 259 961  
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### Aspire Residential | Durrington / Salvington

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