



## Courtlands Close, Worthing, BN12 4BT

Offers Over £500,000

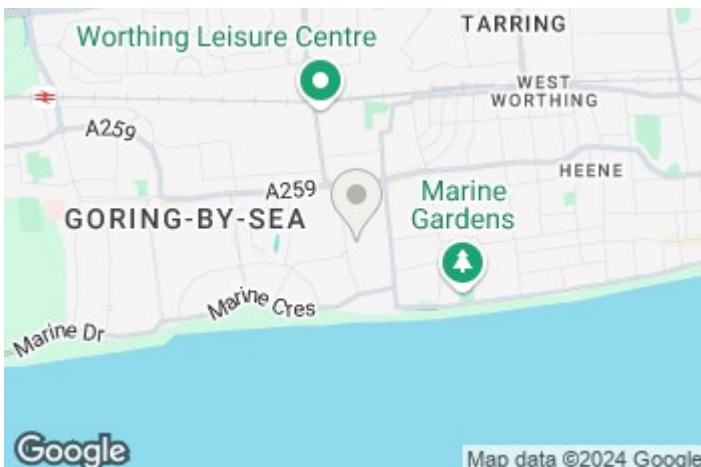
Aspire Residential are delighted to bring to the market this detached, two bedroom bungalow in popular Goring By Sea. This property has the benefit of a potentially complete chain and internally offers, hallway, bathroom, two double bedrooms, a bay fronted lounge and an open plan kitchen/diner. External features include a West facing garden, a garage and off road parking. This quiet location offers privacy and a short walk to the seafront and local shops. Call us today to book your viewing.

- Detached Two Bedroom Bungalow
- Off Road Parking For Multiple Cars
- Potential To Extend Subject To Planning
- Garage
- Local Transport Links & Shops

- West Facing Garden
- Quiet Location
- EPC - D
- Close To Seafront
- Versatile Accommodation



Goring-by-Sea, a coastal suburb of Worthing, England, harmoniously combines seaside tranquillity and modern living. Nestled between the South Downs National Park and the English Channel, the area offers stunning views of the countryside and coastline. Characterised by tree-lined streets, diverse housing options, and easy beach access, Goring-by-Sea provides a peaceful retreat with well-regarded schools, shopping, and dining. Active community events and a strong neighbourhood spirit contribute to the area's charm, making Goring-by-Sea an idyllic destination that seamlessly blends the beauty of nature with suburban convenience.



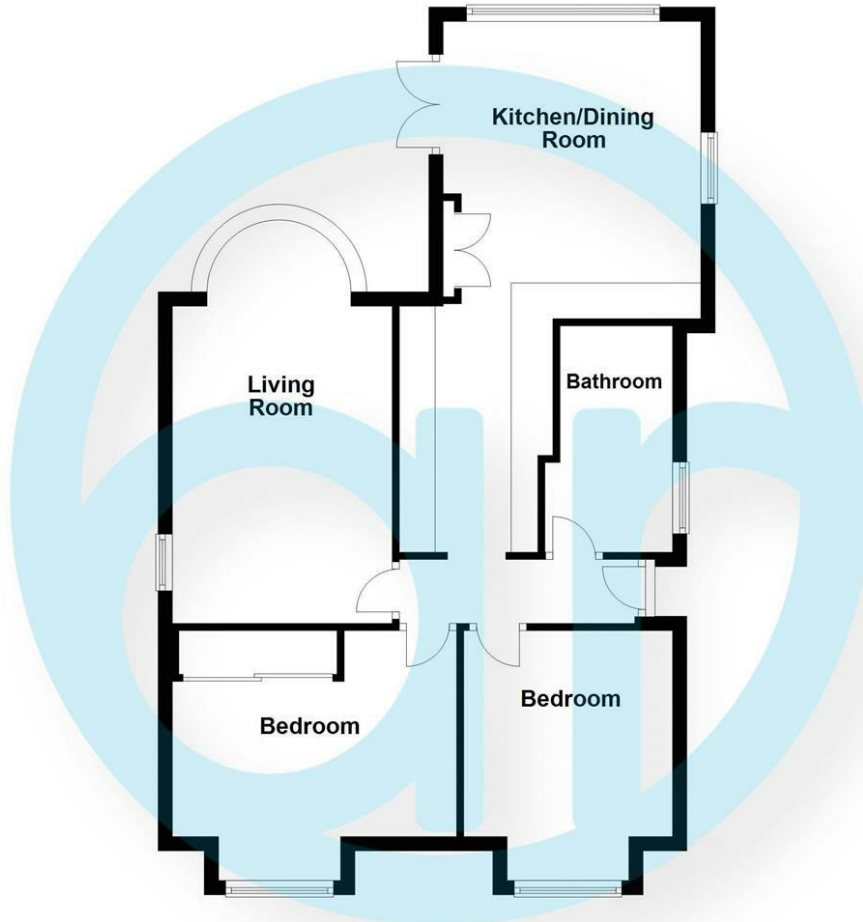
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		63	
(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. 68.5 sq. metres (737.0 sq. feet)



Total area: approx. 68.5 sq. metres (737.0 sq. feet)

#### Aspire Residential | Goring-by-Sea

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