



# ASPIRE RESIDENTIAL

Service | Expertise | Accountability



Wykeham Road, Worthing, BN11 4JA

£235,000

Aspire Residential are delighted to offer this spacious second floor apartment close to Worthing Town Centre. The property comprises; two double bedrooms, fitted kitchen, open plan lounge/dining room with a south facing balcony, family bathroom and garage in compound. The location is fantastic, offering the town centre & train station all within 0.25 mile. Benefits include, but are not limited to, a long lease term, gas central heating & vacant possession.



Council Tax Band: B



- Spacious Second Floor Apartment
- Large Living & Dining Room with Balcony
- Family Bathroom & Garage
- Lift access
- Maintenance - £1444 approx. Ground Rent - £50
- Two Double Bedrooms
- Fitted Kitchen
- EPC Rating - C
- Vacant possession
- Lease - 100 years approx.





EPC Rating:  
C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 74                      | 79        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



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