



West Avenue, Worthing, BN11 5LZ

Asking Price £187,500

Aspire Residential are delighted to bring to the market this spacious and modern, first floor flat in popular West Worthing. This property will be sold with vacant possession and benefits from a long lease, garage and reasonable maintenance charges. Locally you will find popular transport links including a mainline train station and a selection of bus routes. Shops and restaurants are all within walking distance with the addition of the seafront being just under a mile away.



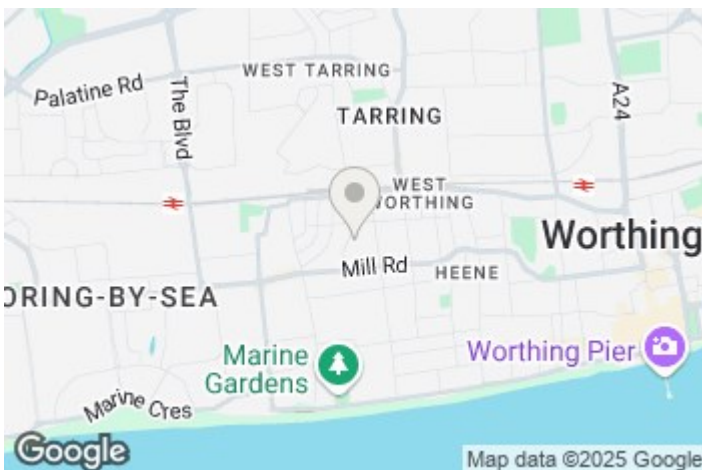
Council Tax Band:

- Modern and spacious accomodation
- Maintenance - £1,131.00 p/a Ground rent - £0
- Yards away from West Worthing Train station
- Local leisure facilities
- Long Lease

- Garage
- No forward chain
- Between two popular parades of shops
- EPC - D
- Viewing highly recommended



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.



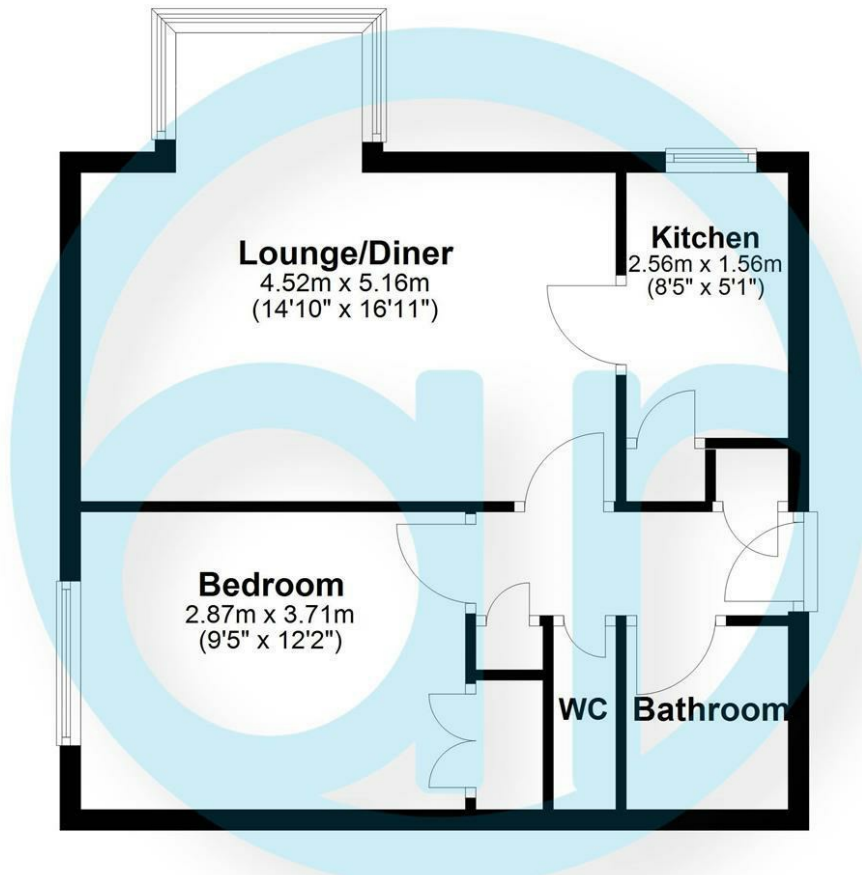
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Floor Plan

Approx. 44.3 sq. metres (476.7 sq. feet)



Total area: approx. 44.3 sq. metres (476.7 sq. feet)

### Aspire Residential | Goring-by-Sea

28 Goring Road  
Goring-by-Sea  
Worthing  
BN12 4AD  
Telephone: 01903 259 961  
Email: [info@aspireresidential.co.uk](mailto:info@aspireresidential.co.uk)



### Aspire Residential | Durrington / Salvington

5 Selden Parade  
Salvington Road  
Worthing  
BN13 2HL  
Telephone: 01903 910 424  
Email: [enquiries@aspireresidential.co.uk](mailto:enquiries@aspireresidential.co.uk)

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