



## Western Place, Worthing, BN11 3LU

Asking Price £160,000

Western Place is situated in the very heart of Worthing, providing easy access to the town centre with its vast array of shops, amenities, restaurants and bus routes. The seafront is situated at the bottom of the road with Worthing pier around 0.5 miles away.

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.



Council Tax Band:

- Warden Assisted
- Parking Facilities (Subject to Availability)
- Walking Distance To Town Centre
- Lift Access
- No Onward Chain

- Communal Roof Top Terrace
- Communal Gardens
- Modern Accommodation
- Residents Lounge



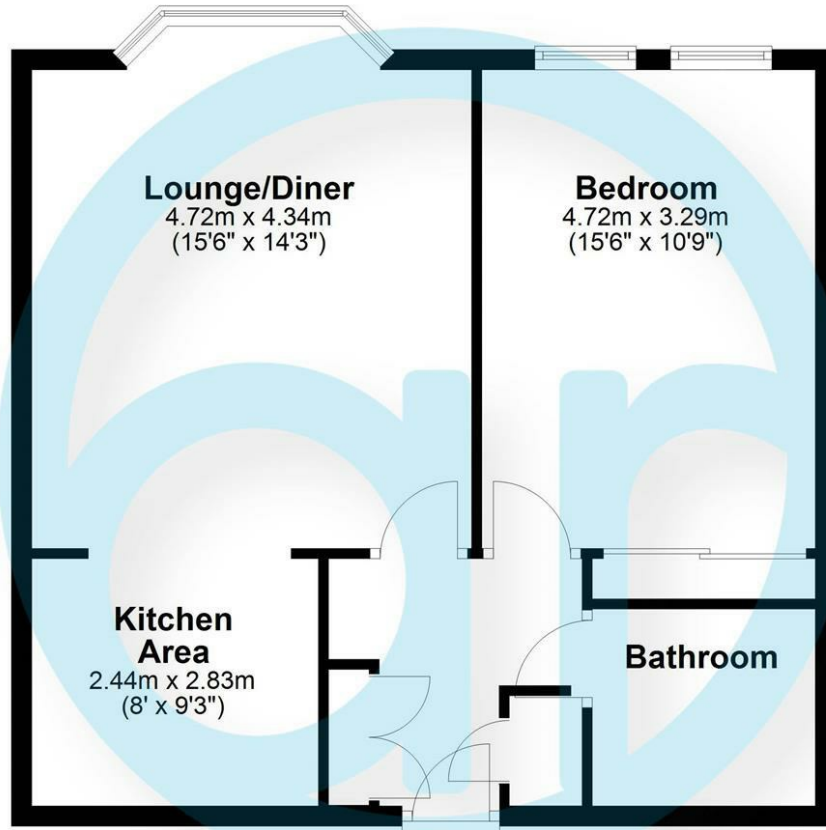


### EPC Rating:

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

## Floor Plan

Approx. 56.5 sq. metres (607.9 sq. feet)



Total area: approx. 56.5 sq. metres (607.9 sq. feet)

### Aspire Residential | Goring-by-Sea

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