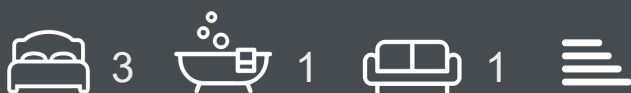




## Southview Gardens, Worthing

£299,950

Aspire Residential are delighted to offer to the market this spacious three bedroom first floor apartment situated in a quiet residential road in popular West Worthing. Internally the property comprises of three bedrooms, a spacious living room, modern kitchen/breakfast room & a modern bathroom whilst externally offering a west facing rear garden and a garage. This property will be sold with a share of the freehold and a long lease term.

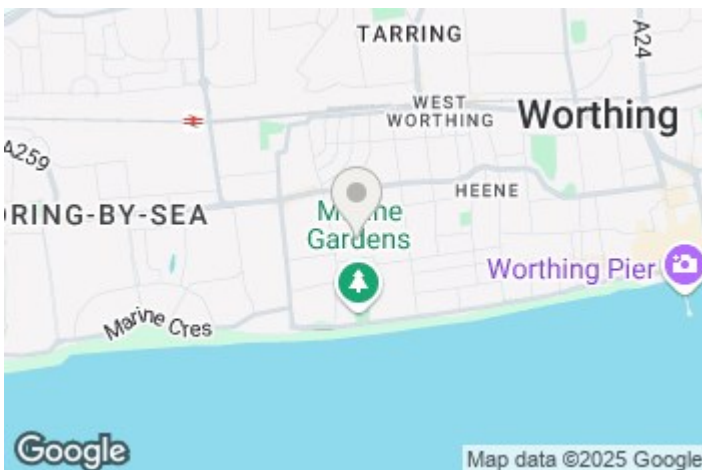
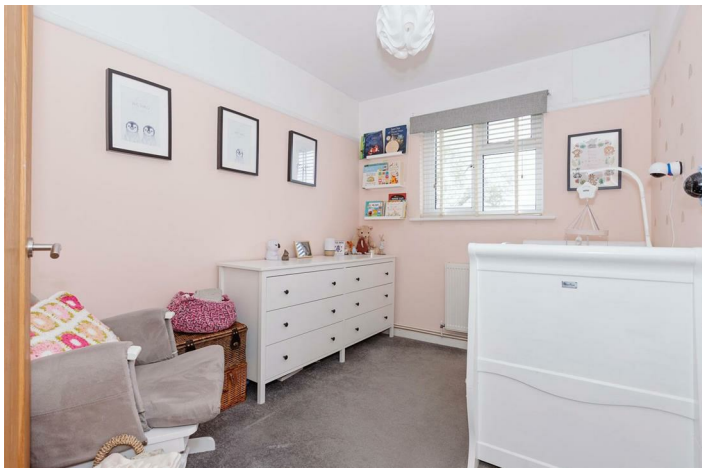
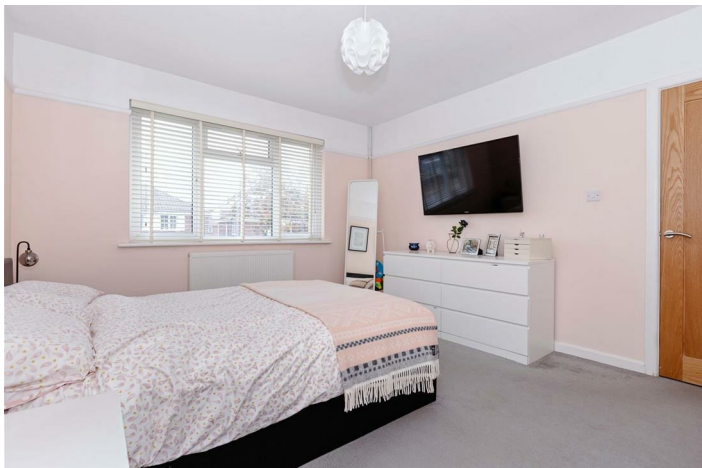


Council Tax Band:

- Modern apartment
- West facing garden
- Share of the freehold with 165 years on the lease term approx.
- Local shops & Train Station
- Maintenance 'as & when required'
- Three bedrooms
- Garage
- Quiet location
- Gas central heating
- Easy walk to the seafront

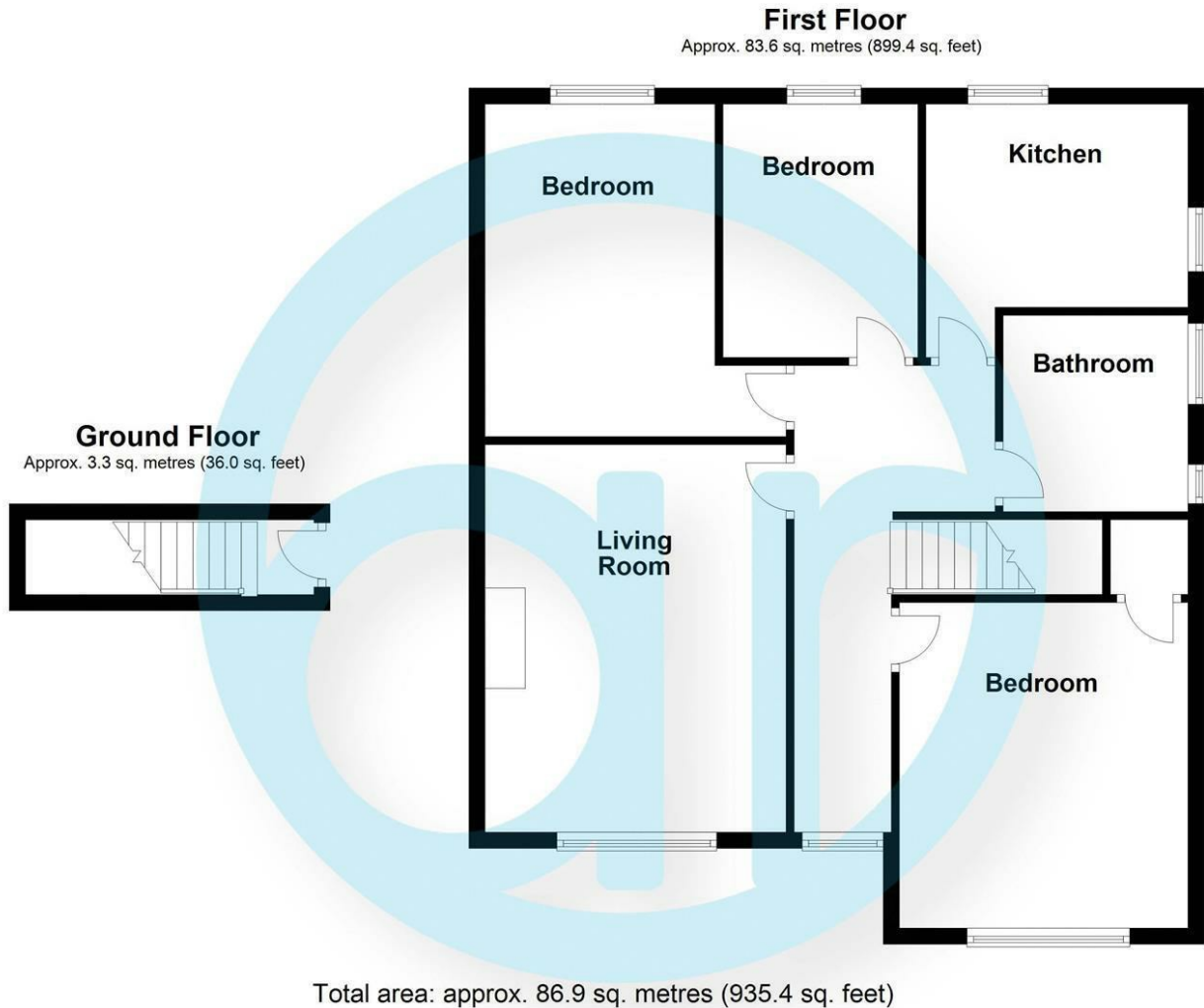


Worthing, a picturesque seaside town on the south coast of England, exudes a unique charm with its blend of Victorian elegance and contemporary vitality. Known for its extensive pebble beach, historic pier, and well-maintained promenade, Worthing offers residents and visitors alike a captivating coastal 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)	<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	



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