



## Downview Road, Worthing, BN11 4QS

£219,950

Aspire Residential are delighted to bring to the market this spacious, purpose built, ground floor apartment situated within a popular residential area in West Worthing. Internally the property has been kept in good order and comprises; an entrance hallway, kitchen, lounge/dining room, two double bedrooms and a family bathroom. Externally the property benefits from a garage and well maintained communal gardens. The area provides an easy walk to both the seafront and Train Station as well as the local shops. Sold with vacant possession.



Council Tax Band: B

- Being sold with no onward chain
- Two double bedrooms
- Popular purpose built development
- Close to local shops, amenities and transport links
- Service Charge: approx. £1500 per annum
- Set on the ground floor
- Single garage providing storage and parking
- Would require some internal modernisation
- Leasehold with 133 years remaining
- Ground Rent: approx. £1.00 per annum



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.



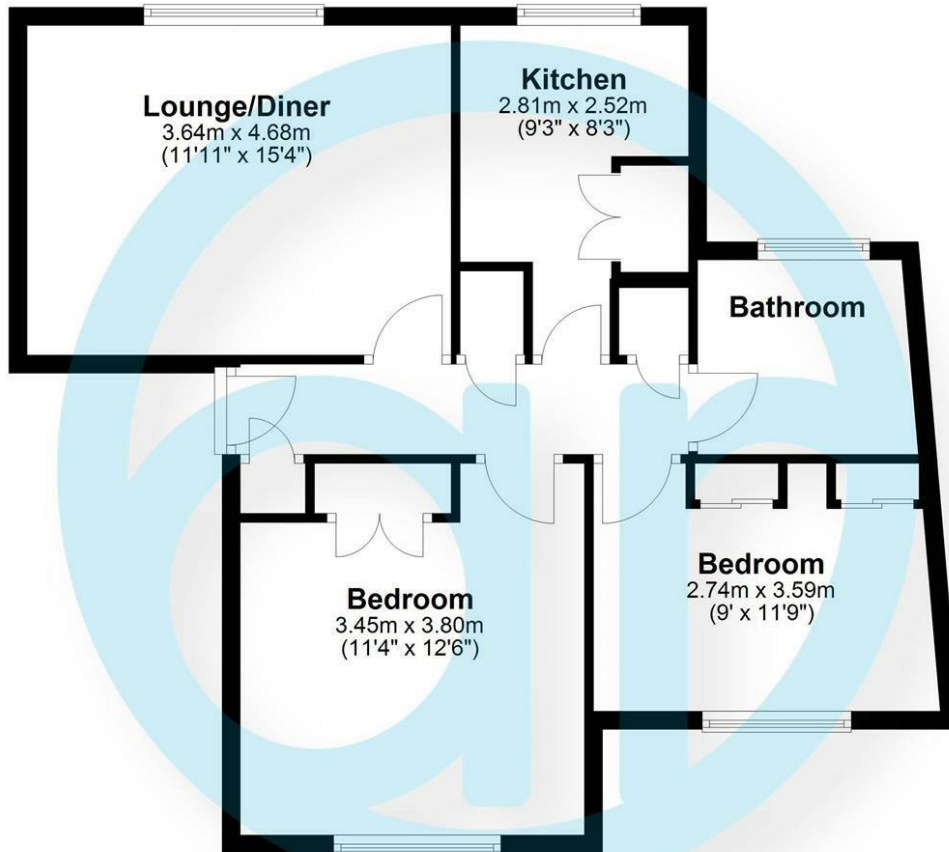
EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Floor Plan

Approx. 63.7 sq. metres (686.0 sq. feet)



Total area: approx. 63.7 sq. metres (686.0 sq. feet)

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