



Latimer Road, Worthing, BN11 5ER

Asking Price £275,000

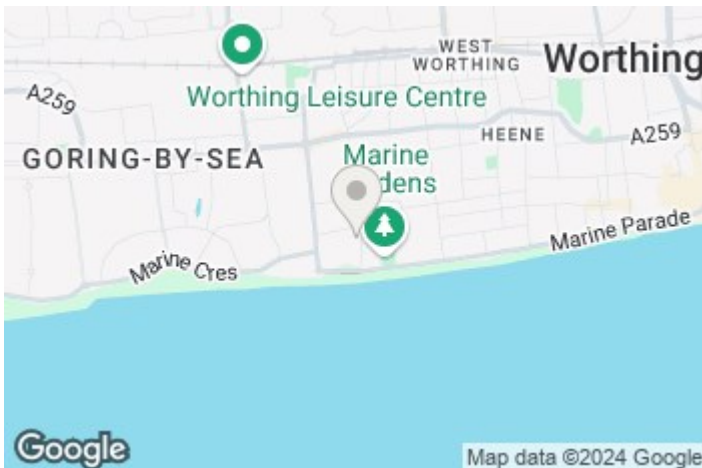
Aspire Residential are delighted to bring to the market this well presented, top floor apartment yards away from Worthing's desirable seafront. Internally the property has been decorated to a neutral standard and offers a spacious layout. External offerings include a garage, a private balcony & beautiful communal gardens. Additional benefits include a long lease, no forward chain & gas central heating.

- Top floor apartment
- Garage
- 150 yards from the seafront
- Long lease
- Neutral decoration throughout

- Private balcony
- Decorative communal gardens
- No forward chain
- Maintenance - £2420 per annum
- Recently installed boiler



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.



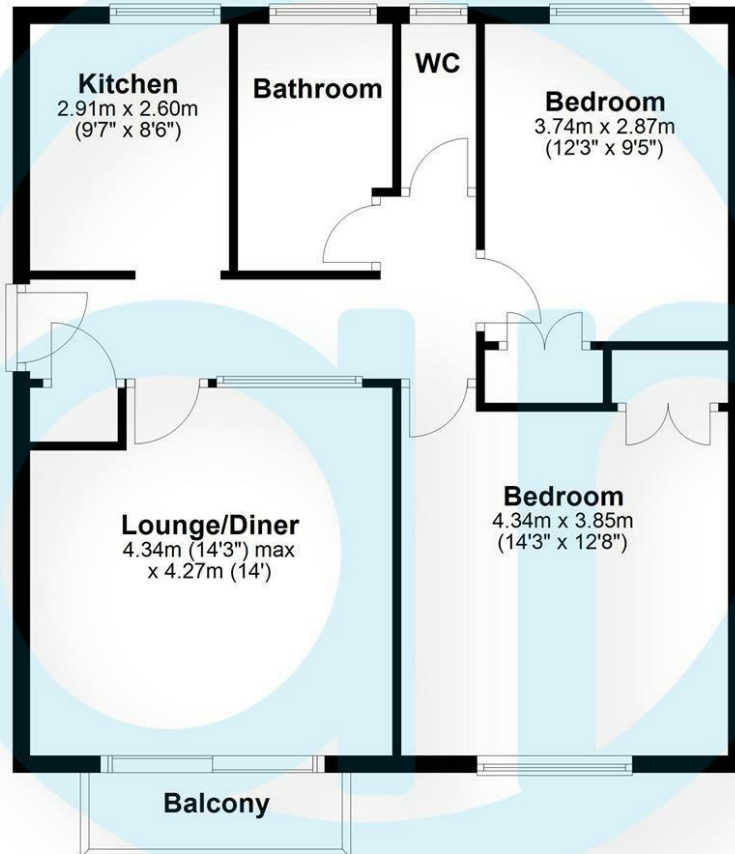
EPC Rating:

D

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 67                      | 77        |
| (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. 71.6 sq. metres (770.3 sq. feet)



Total area: approx. 71.6 sq. metres (770.3 sq. feet)

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