



Clifton Road, Worthing, BN11 4DP

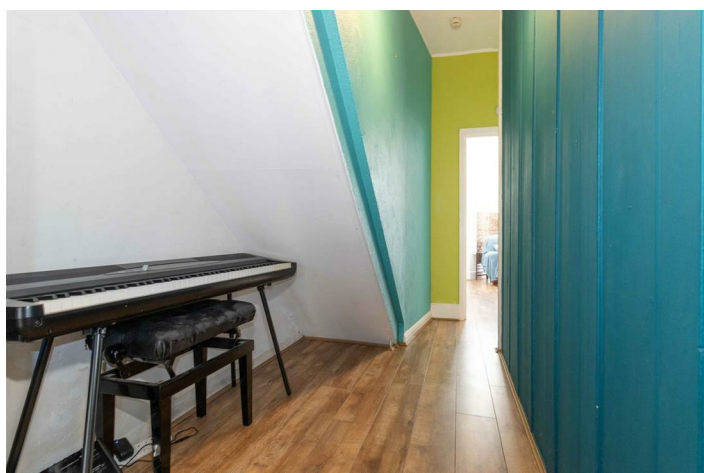
Asking Price £200,000

Aspire Residential are delighted to bring to the market this one double bedroom, ground floor garden flat situated just off Worthing's popular Town Centre. Local facilities include an array of shops, bars and restaurants as well as transport links. In addition, Worthing seafront is only half a mile walk away. Benefits of this property include a share of the freehold, a long lease and gas central heating.

- Ground Floor Garden Flat
- Only moments from Worthing seafront
- Convenient for local shops, amenities and restaurants
- Share of Freehold with approx. 130 years remaining
- Private courtyard garden
- Gas Central Heating
- Town Centre Location
- No Ground Rent payable



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.

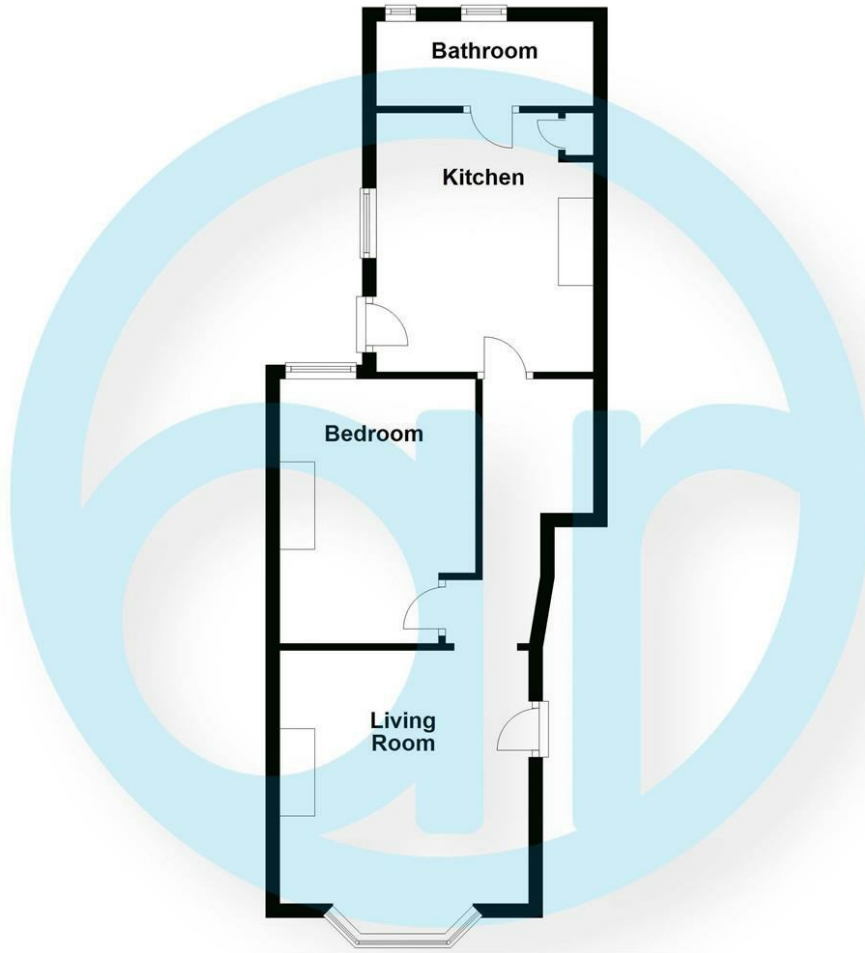


EPC Rating:

C

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

### Floor Plan



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