



## **Bernard Road, Worthing, BN11 5EL – OIEO £650,000**

Aspire Residential are delighted to bring to the market this superb project located a few hundred yards from Worthing's AWARD WINNING BEACHES. Our client has prepared computer-generated imagery (as demonstrated within these particulars) to showcase the full scale of scope and margins of improvement that this period DETACHED property has on offer. This really is an opportunity to bespoke your 'forever home'. These CGI's are for illustration purposes only. In brief the accommodation comprises; Solid front door to spacious entrance, two reception rooms with scope for solid fuel stove, kitchen, ground floor bathroom with wash hand basin and wc, double bedrooms and family bathrooms. Additionally the property offers sea glimpses from the rear bedrooms. The rear gardens are a particular feature of the property being mainly laid to lawn and are established with a perfusion of tree and shrub lined boards. The front garden is arranged to provide off road parking, that in turn leads to a garage ideal for housing your water sport equipment. Located just off Worthing Beach the property is ideally situated for all ocean lovers. Local buses run frequently along the A259 coastal route, being ideal to pop into town without the need to take the car. Favoured Goring Gap is a short walk away whilst more comprehensive shops, bars and restaurants can be located in West Worthing. In our opinion, internal viewing is considered essential to appreciate the overall size and scope that this seaside family home has to offer.

### **Key Features:**

- **Detached House**
- **Garage**
- **Off Road Parking**
- **Development Opportunity**
- **Short Walk To The Seafront**
- **Local Shops And Bus Routes**

## Agents Notes

Change of use planning has been granted to turn this property back into a family home. Drone footage is available to give an overview of the location and lifestyle of the area. The plans illustrated below are an example of the potential accommodation this property can offer.





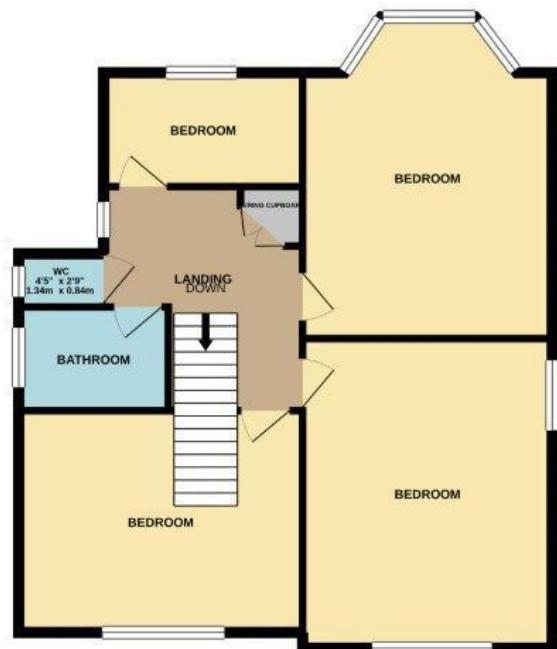
MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR  
807 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR  
790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA: 1597 sq.ft. (148.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and are provided for general guidance only. No guarantee is given for any omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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