



Flat 11 Stroudley House, Cambrian Way, Worthing, BN13 1FE
Asking Price £260,000



A well presented second floor two bedroom flat situated in the popular development of Cissbury Chase, Worthing. The accommodation briefly comprises of a secure communal entrance, entrance hall, open plan kitchen/lounge with Juliet balcony, two double bedrooms with bedroom one benefiting from an en-suite shower room and separate bathroom. Externally the property benefits from having allocated parking and cycle store.

- Two Double Bedrooms
- Second Floor
- Beautifully Presented
- Walking Distance Form Train Station
- Close To Local Shops
- Allocated Parking Space
- Integrated Kitchen Appliances
- En-Suite
- Popular Cissbury Chase Development





Communal Entrance

Accessed via a security entry phone system. Stairs leading to second floor. Private door to;

Entrance Hallway

Hard flooring throughout. Spotlights. Coat cupboard located by the entrance. Additional cupboard with fitted storage rack & hot water cylinder.

Kitchen/Lounge

6.27m x 4.60m (20'7" x 15'1")

Kitchen -

White kitchen units with contrasting roll edge worktop. Integrated appliances including; Fridge/Freezer, Washer/Dryer, Full Sized Dishwasher, 'Zanussi' Oven, Four Ring Gas Hob with Extractor Fan above. Single sink with drainer. Filtered water tap. Harvey water softener. Space for a dining table.

Lounge -

East aspect lounge with double glazed French doors opening to Juliet Balcony.



Bedroom One

5.33m x 2.64m (17'6" x 8'8")

Spacious double bedroom. Hard flooring throughout. Wall mounted radiator. Pendant light. Opening East aspect window. Generous amount of plug sockets. TV aerial point. Phone Line.

En-Suite

1.65m x 2.13m (5'5" x 7'0")

Tiled en-suite room with step in shower tray and glass shower screen. Riser rail shower. Toilet. Pedestal wash hand basin with mixer tap. Vanity cupboard above. Heated towel rail. Extraction fan

Bedroom Two

3.71m x 3.45m (12'2" x 11'4")

East aspect double bedroom. Carpet. Pendant light. Wall mounted radiator. Double glazed opening window.



Bathroom

7'0" x 4'10" (22'11"0'0" x 13'1"32'9")

White bathroom suite. Full sized bath with wall mounted riser rail shower above and tiled surround. Toilet. Radiator. Extraction fan. Pedestal wash hand basin with mixer tap. Spotlights.

Outside;

Allocated Parking Space

One allocated parking space to the front of the building. There is also a secure bike store.

Required Information

Length of lease: 144 years remaining

Annual service charge: Approx. £1000

Annual ground rent: £374

Remainder of NHBC warranty

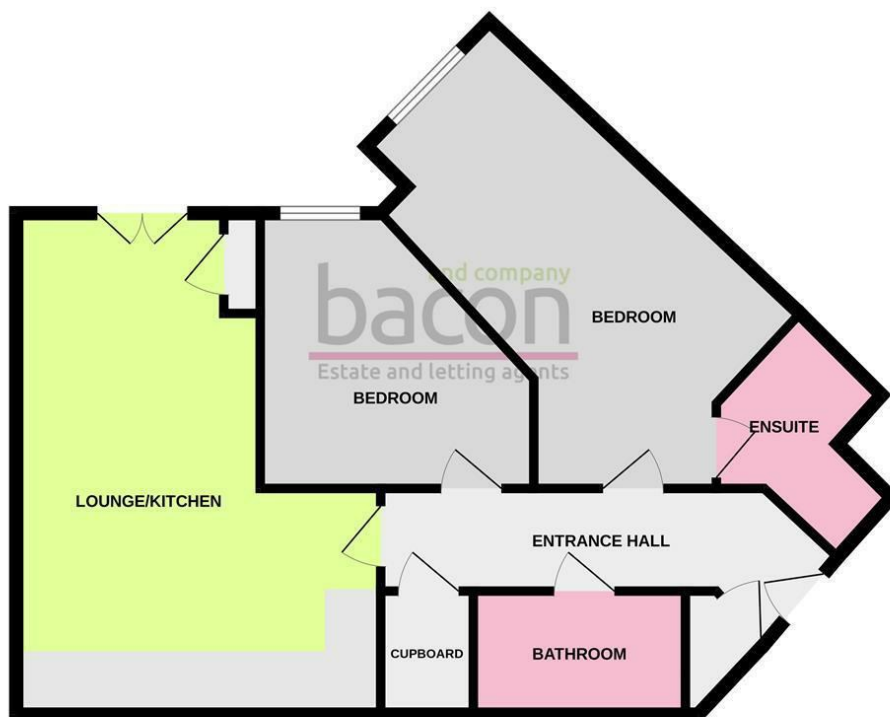
Council tax band: B

Draft version:1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(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	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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