



Columbia House | Worthing | West Sussex | BN13 3YR
Guide Price Of £225,000





We are delighted to be able to offer a ground floor, apartment situated in the recently converted Columbia House. The apartment offers two bedrooms, modern kitchen/living room, modern bathroom and allocated parking space. The property also benefits from a long lease and being within close proximity to local shopping facilities and transport links.



Key Features

- Ground Floor Apartment
- Two Bedrooms
- Kitchen/ Living Space
- Modern Bathroom
- Allocated Parking Space
- Long Lease
- Bus Routes Nearby
- Local Shopping Facilities Nearby



2 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Communal entrance leading to front door. Front door opening into the entrance hall with doors to all rooms. The kitchen/ living space offers space for living furniture. The kitchen comprises of modern, grey wall and base units with integrated fridge/freezer, integrated dishwasher, washing machine and built in oven with hob, sink and drainer. Bedroom one benefits from dual aspect windows. The property also offers a single second bedroom. The modern bathroom comprises of p shape bath, glass screen, shower above, wash hand basin with storage below and WC.

EXTERNAL

The apartment benefits from one allocated parking space and visitor parking.

SITUATED

In Durrington in a very convenient location; the West Durrington Tesco site is approximately a two minute walk away and offers a pharmacy, Costa and eateries. David Lloyd Leisure facility is only 0.7 miles away. Bus routes run along close by Columbia Drive and the apartment is within walking distance of Durrington High School that is approximately 0.8 miles away. The closest train station Durrington on Sea which is 1.4 miles away.

Tenure: Leasehold

Lease: 123 years remaining

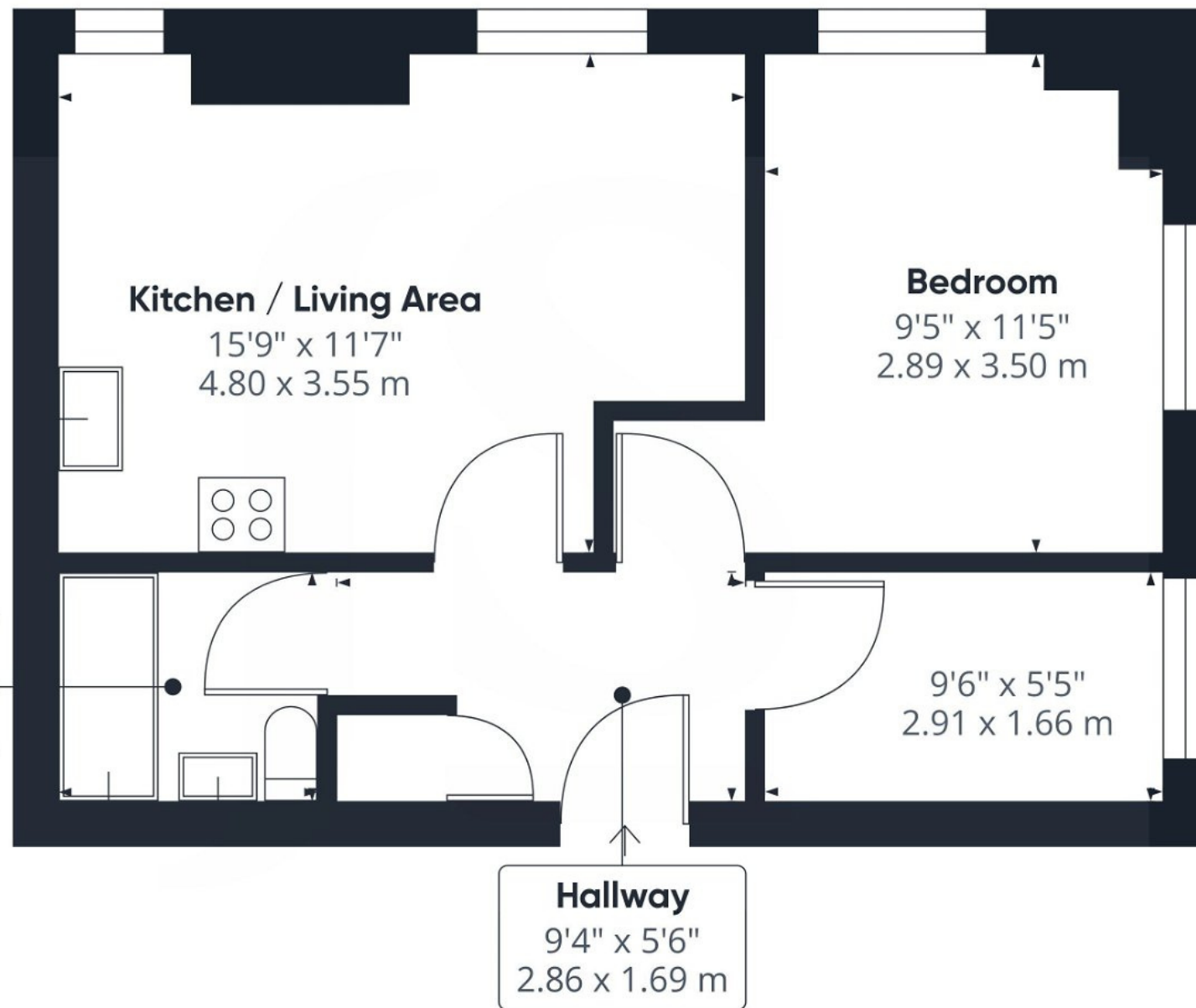
Service Charge: £1200 per annum.

Ground Rent: TBC

Council Tax Band B



To book a viewing contact us on: 01903 506080 | westworthing@jacobs-steel.co.uk | jacobs-steel.co.uk



Approximate total area¹⁰
432.74 ft²
40.2 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(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	

Property Details:

Floor area (as quoted by EPC: 44 sqm)

Tenure: Leasehold

Council tax band: A

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.