



Skyline Apartments, 1, The Causeway, Goring-by-Sea, Worthing, BN12

Guide Price **£165,000**



Property Type: Flat

Bedrooms: 1

Bathrooms: 1

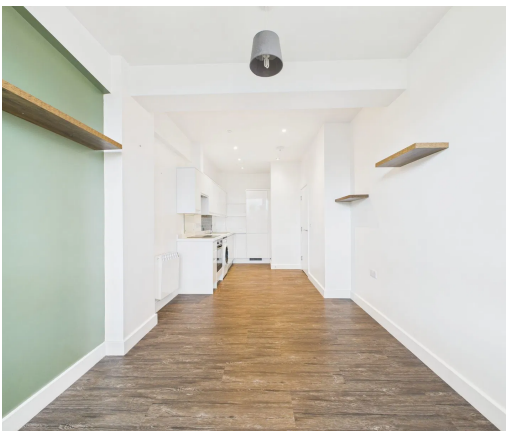
Receptions: 1

Tenure: Leasehold

Council Tax Band: A

- Chain Free Forth Floor Apartment
- Views across South Downs National Park
- Open Plan Living Space
- Modern Kitchen with Integrated Appliances
- One Double Bedroom with dressing area
- Stylish Bathroom Suite
- Allocated Parking Space
- Close to Local Shops, Amenities & Mainline Train Station
- Two Passenger Lifts
- Long Lease

We are delighted to bring to the market this beautifully presented fourth-floor apartment, boasting superb views towards the South Downs National Park. The property features a double bedroom with dressing area, a light-filled open-plan living room, a modern kitchen, and sleek bathroom suite. In addition to one allocated parking space, a long lease, and close proximity to excellent transport links and shops, the property is also being sold with no onward chain.





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INTERNAL

A secure communal entrance with entry-phone system leads into the a generous light hallway, with stairs and two passenger lifts providing access to the fourth floor. The apartment's private front door opens into a hallway giving access to all rooms and an airing cupboard for storage.

The open-plan living room benefits from large full-width windows, creating a bright space suitable for both living and dining areas enjoying views towards the South Downs National Park. The adjoining modern kitchen features high-gloss cabinets and contrasting work surfaces, a stainless-steel sink, and an integrated oven, hob and fridge-freezer.

The double bedroom includes a dressing area with fitted wardrobes and enjoys the same views of the South Downs. The bathroom is fitted with a white suite comprising a bath with overhead shower, WC, and hand wash basin with vanity storage below.

EXTERNAL

The apartment benefits from an allocated parking space within the private rear car park. A lockable bike store is conveniently located on the ground floor of the building.

SITUATED

Skyline is ideally positioned just 350 yards from Durrington-on-Sea train station, with regular bus routes running along the adjoining road. A selection of local amenities can be found on The Strand shopping parade just 50 yards away, including convenience stores, a pharmacy, butcher's, and a choice of eateries. Worthing town centre, with its comprehensive range of shops, restaurants, cafes and theatres, lies approximately 2.5 miles away, while the seafront is situated approximately 1.5 miles from the property.

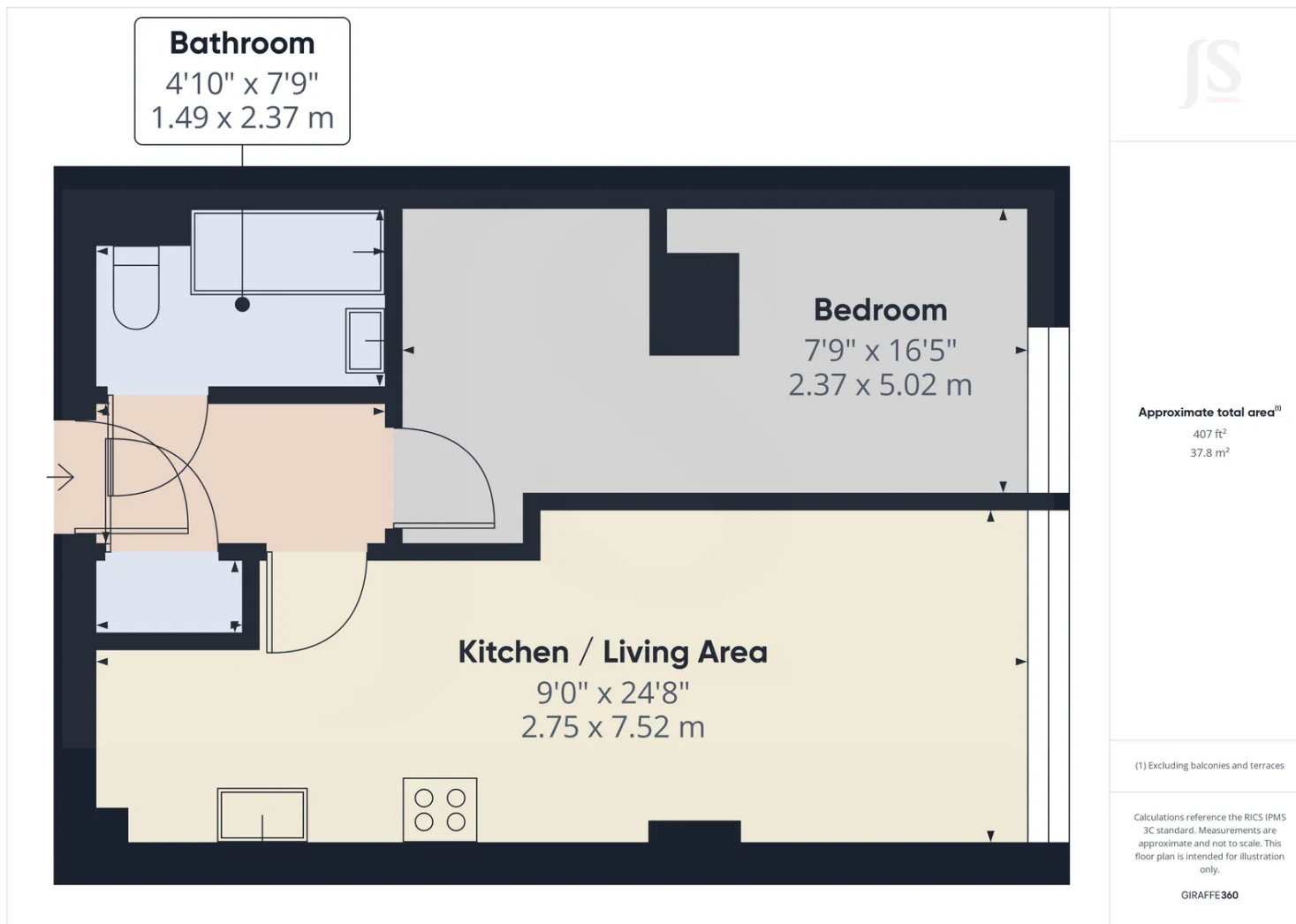
TENURE

LEASE: 125 year lease from 1.11.2015 (Approximately 110 year remaining)

SERVICE CHARGE: £1595.74pa

GROUND RENT: £150 per annum





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