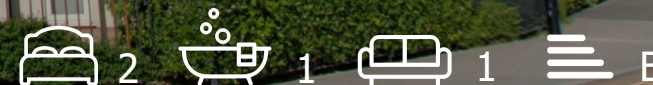


8 Stephenson Court 19 Cambrian Way

Worthing, BN13 1FP

Guide price £235,000

Leasehold Council Tax Band B



James & James Estate Agents are delighted to offer for sale this BEAUTIFULLY PRESENTED second floor apartment located within the ever popular Cissbury Chase development.

The accommodation comprises, communal entrance to front door, spacious L-shape hallway, stylish modern fitted kitchen/ diner with a range of base and eye level units with integrated appliances. The SOUTH/WEST FACING living area offers a delightful outlook via the Juliet balcony. There are two DOUBLE bedrooms, and a fitted bathroom with shower over bath.

Further benefits include, double glazing throughout, gas fired central heating and an ALLOCATED PARKING SPACE.

Tenure - Leasehold

Lease Years Remaining - 144 approx

Service Charge - £1,200 per annum approx

Ground Rent - £250 per annum approx

Situated in Cambrian Way, Cissbury Chase is a convenient location for any family being just a short walk from Durrington-on-Sea mainline railway station which gives access to most towns and cities, Worthing leisure centre which forms part of the Fit4 health and wellness group, and the beach is also just a short distance away.

The lease does not allow pets.

Spacious Entrance Hall





Open Plan Kitchen/Diner/ Living
Room

21'2 x 18'9 (6.45m x 5.72m)

Bedroom One

14'9 x 9" (4.50m x 2.74m)

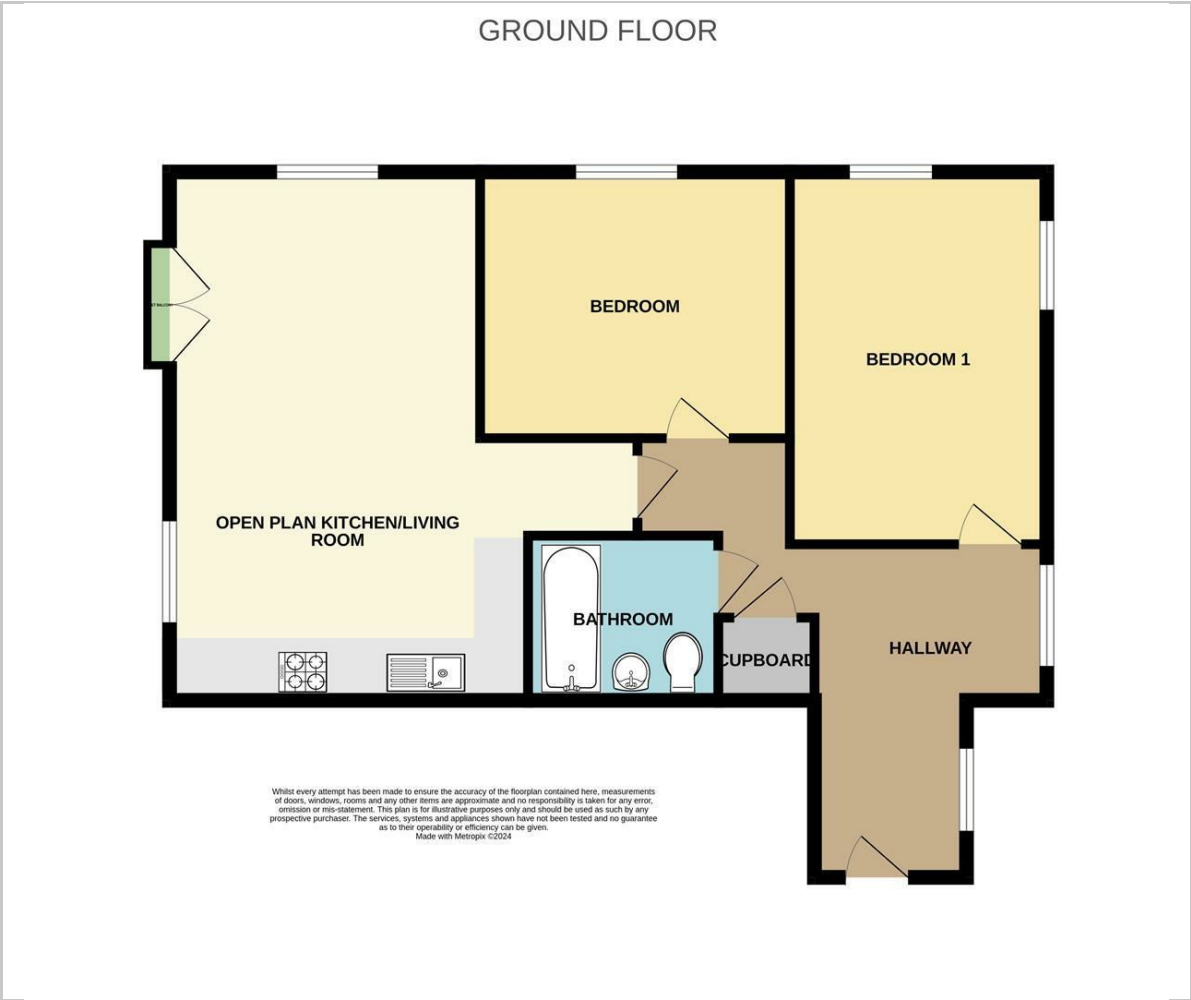
Bedroom Two

12'5 x 10'8 (3.78m x 3.25m)

Modern Fitted Bathroom

7'7 x 6'7 (2.31m x 2.01m)

Floor Plan



Viewing

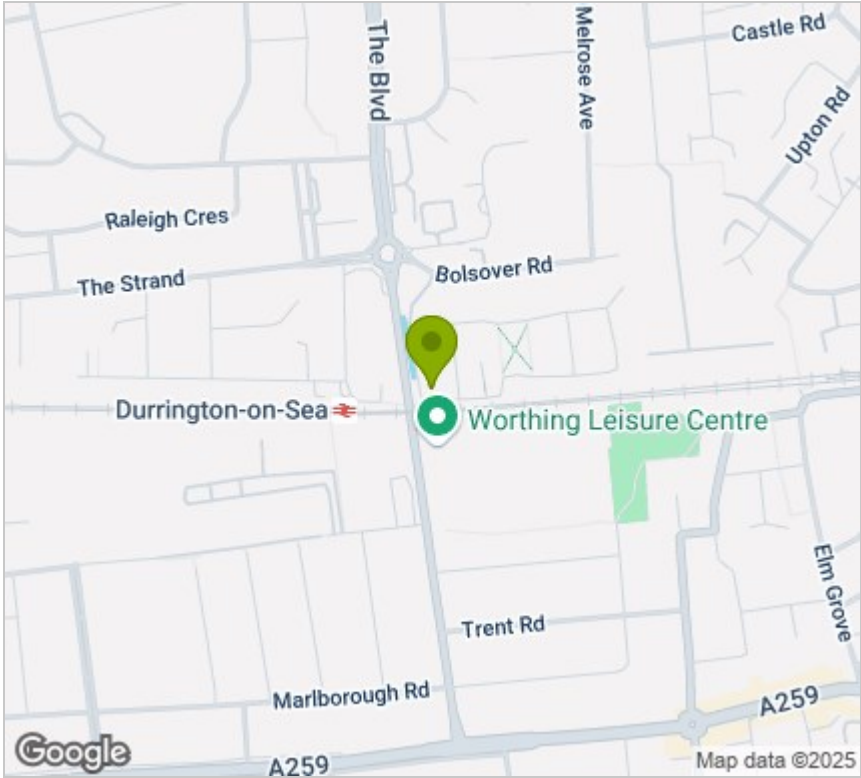
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

