

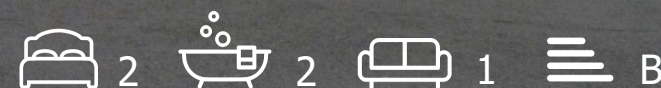


Flat 1 Stroudley House 2 Cambrian Way

, Worthing, BN13 1FE

Guide price £250,000

Leasehold Council Tax Band B



A superb two bedroom, two bathroom ground floor purpose built apartment close to shops and mainline railway station.

In brief, the accommodation comprises secure communal entrance with solid front door and spy hole into entrance hall with large airing cupboard, door into open plan living/dining/kitchen which is double aspect and boasts a range of integrated appliances including oven/hob, extractor fan, and fridge/freezer.

There are two double bedrooms with the main bedroom boasting an en-suite shower room, and there is also a modern fitted family bathroom. Residents parking space can be found nearby. The property also benefits lower outgoings, and in our opinion internal viewing is considered essential to appreciate the overall size and condition of this lovely apartment.

Forming part of the Cissbury Chase development, the property is ideally situated close to Strand shopping parade, Durrington-on-Sea mainline railway station which offers great links to most major towns and cities, and Worthing town Centre with its more comprehensive range of pedestrianised shopping facilities, bars, and restaurants is approximately three mile distance. Buses also serve the area.

Other benefits include double glazing and gas central heating, Call the vendor's sole agent to arrange a private viewing.

Lease years remaining - 143
Service charge £1,186 pa (approx)
Ground rent - £74.16 pa (approx)

Secure entry phone system

Communal entrance





Solid door into entrance hall with large airing cu

Double aspect lounge/kitchen/diner
21'8 x 16'3 narrowing to 7'1
(6.60m x 4.95m narrowing to 2.16m)

Bedroom one
9'10 x 14'0 (3.00m x 4.27m)

En-suite shower room

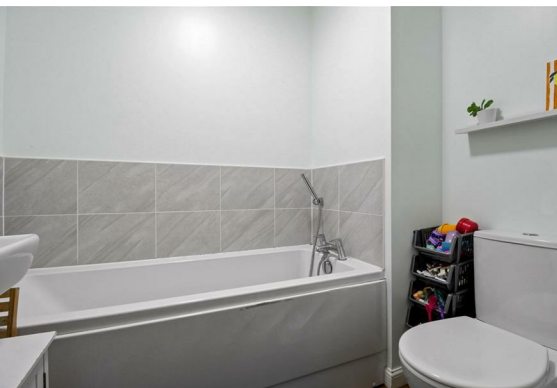
Bedroom two
12'2 x 10'0 (3.71m x 3.05m)

Modern fitted family bathroom

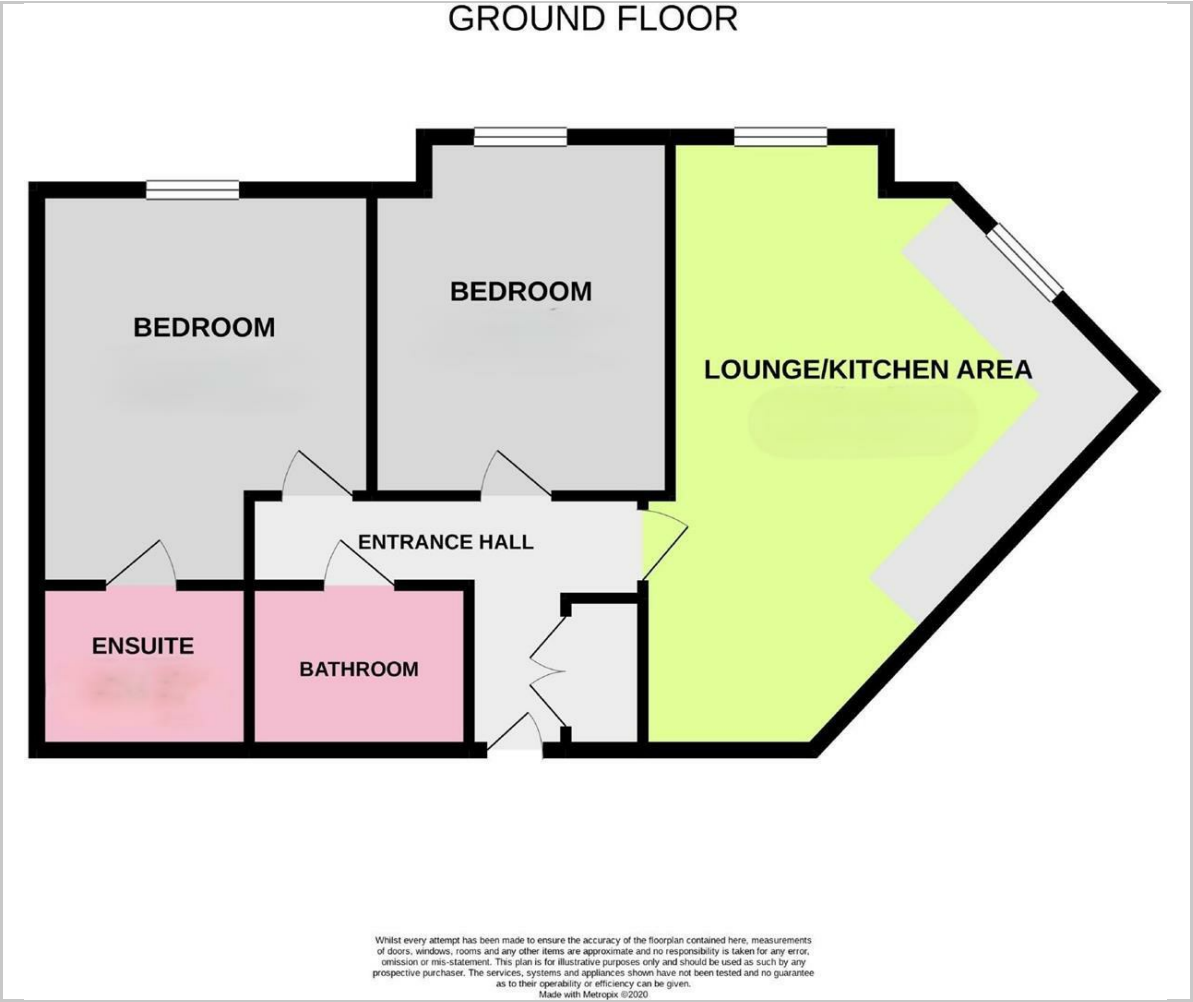
Covered side area with plumbing for washing machin

Rear access

Allocated parking space



Floor Plan



Viewing

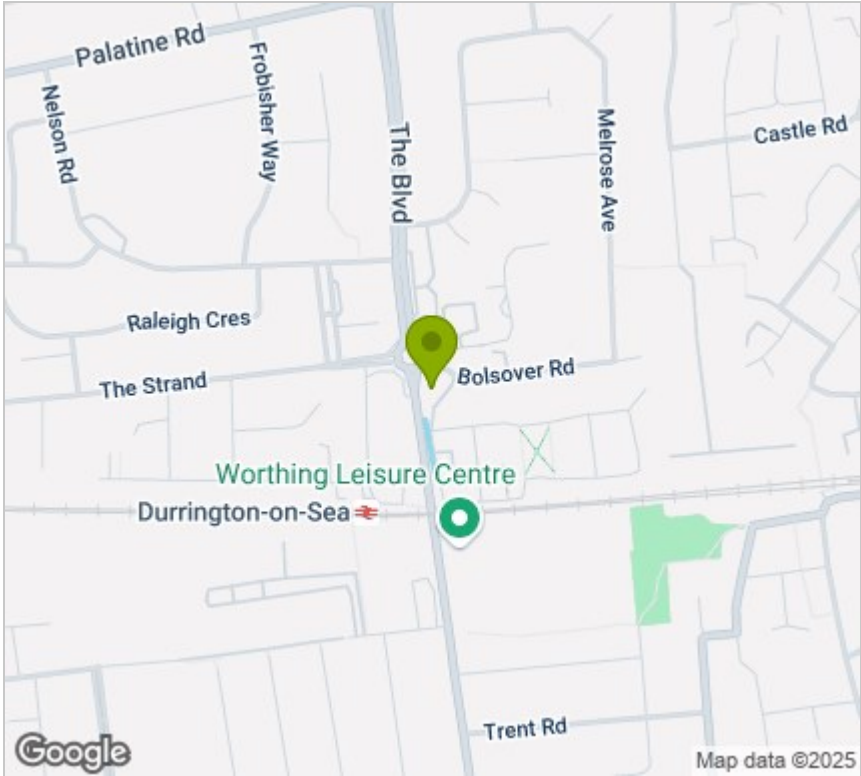
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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

