



## 8 Skyline Apartments, The Causeway, Worthing, BN12 6FA

Greenways Property are pleased to offer this very well presented first floor apartment situated in the sought after Skyline Apartments building. The accommodation briefly comprises of a communal entrance with two passenger lifts and stair access to the first floor. L shaped entrance hall, open plan Living and dining room, modern kitchen with integrated appliances, two double bedrooms and family bathroom.

This fabulous property also has the benefit of an allocated parking space, double glazing, electric heating and benefits from a long 116-year lease and a new home structural warranty valid until 2026.

Guide price £225,000

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- Two double bedrooms
- Allocated parking space
- Two passenger lifts
- First floor accommodation
- Westerly aspect apartment
- No ongoing chain
- Modern kitchen with dining area
- Family bathroom

## Entrance Hall

**14'9" x 9'10" (4.50m x 3.00m )**

'L' shaped entrance hall with door entry phone, storage cupboard housing hot water cylinder and with plumbing for washing machine.

Electric wall mounted heater, ceiling down lights and wood effect flooring. Doors leading to all rooms.

## Open Plan Living Room

**19'7" x 13'3" max (5.97m x 4.04m max )**

Double aspect room with three large double glazed windows having a westerly aspect, ceiling downlights, wall mounted electric heater, T.V. aerial and telephone points, wood effect flooring throughout.

## Kitchen/Dining Room

Fitted kitchen with wall and floor mounted units, work surface with four ring hob, electric oven beneath and extractor above. Integrated

fridge/freezer and integrated dishwasher, stainless steel sink and drainer with mixer tap, ceiling downlights. Dining area with ample space for table and chairs, wall mounted electric heater.

## Bedroom One

**14'9 x 9'9 (4.50m x 2.97m)**

Double bedroom with double glazed window overlooking the side, electric wall heater, carpet flooring.

## Bedroom Two

**13'5 x 9'9 (4.09m x 2.97m )**

Westerly aspect double glazed window overlooking The Causeway, wall mounted heater, carpet flooring.

## Bathroom

**7'10 x 5'5 (2.39m x 1.65m)**

White bathroom suite comprising panelled bath with mixer tap and shower attachment over, low level close coupled W/C with push button flush, wash basin with mixer tap and

storage cabinet beneath, part tiled walls, extractor fan, heated towel rail, ceiling down lighters and wood effect flooring.

## Parking Space

An allocated parking space to the rear of the building.

## Other Information

Lease: 125 years from 01.11.2015 (116 years remaining)

Tenure: Leasehold

Annual Service Charge: TBC

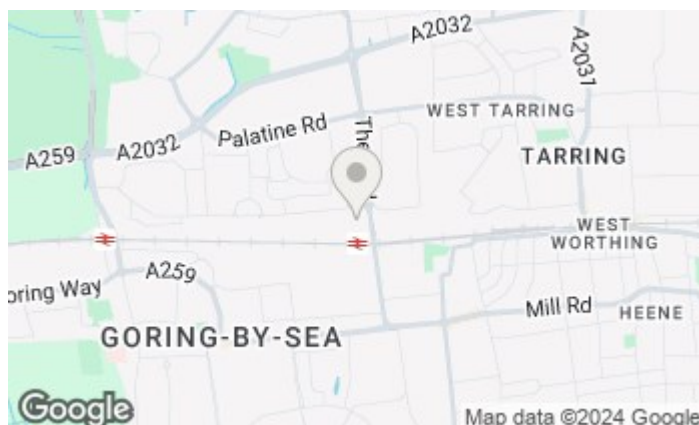
Annual Parking Charge: £100 per annum

Annual Ground Rent: TBC

Council Tax Band: B

Local Authority: Worthing

Parking: Allocated Parking Space



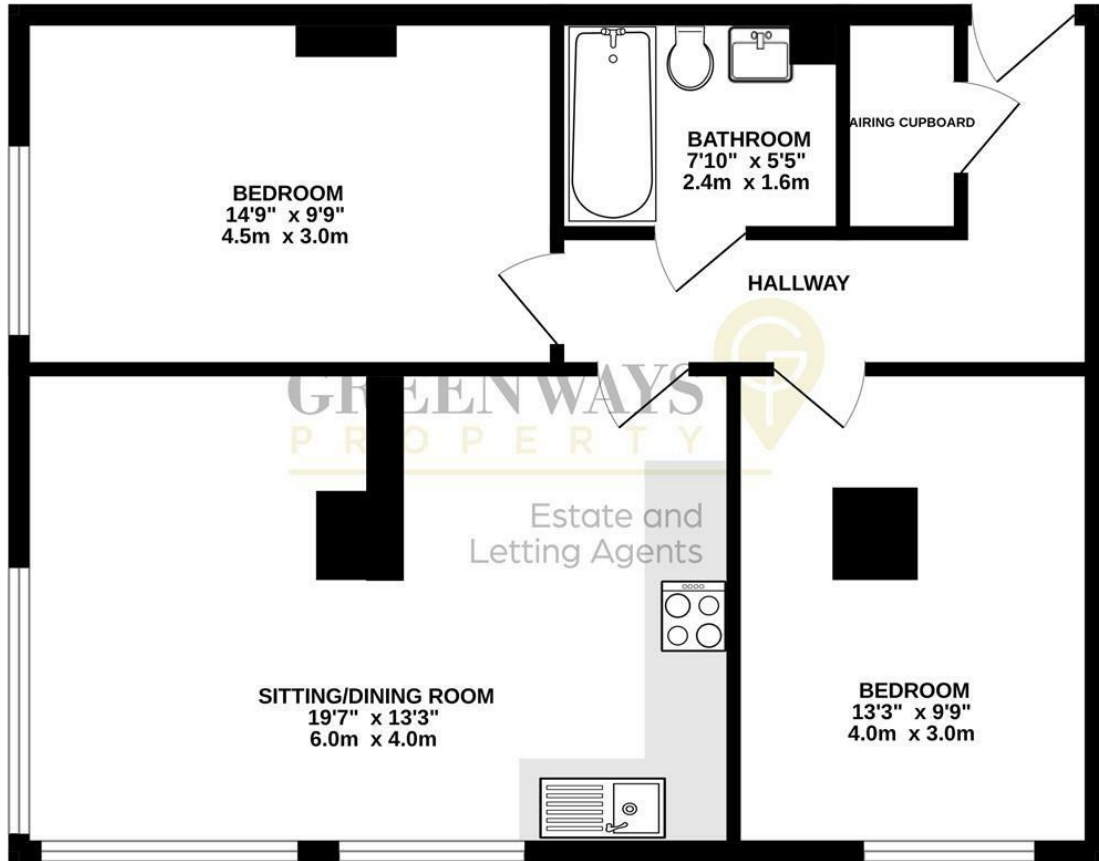
## Directions

01273 28 68 98

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FIRST FLOOR  
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (64.9 sq.m.) approx.  
 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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PLEASE NOTE:

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(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	