



The Causeway, Worthing

Offers In Excess Of
£175,000
Leasehold

- First Floor Apartment
- LEASHOLD
- Popular Location
- EPC Rating - C
- Double Bedroom
- Lift
- Open Plan Living
- Council Tax - A

A well presented first floor apartment situated in a close proximity to shops, mainline train station and other amenities. It has a open plan living / kitchen, double bedroom, bath / w/c and has benefit of a long lease and passenger lift. Internal viewing is advised.

T: 01903 331567 E: goring@robertluff.co.uk
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Luff & Co**
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Accommodation

Communal Entrance

Security entry phone system, stairs or lift to first floor.

Entrance Hallway

Wall mounted heater, smooth ceiling with spot lights, wall mounted entry phone system, smoke alarm, utility cupboard with heated water tank, space and plumbing for washing machine, electric circuit board.

Open Plan L Shaped Living & Kitchen

Living Room 13'1" x 8'0" (4 x 2.46)

Two double glazed windows giving double aspect, wall mounted heater, tv point, smooth ceiling with spot lights opening to;

Kitchen 9'5" x 6'4" (2.89 x 1.94)

Measurements to include built in matching units, stainless steel sink unit inset to worktop with mixer tap, built in fridge freezer, oven, hob and extractor, smoke alarm, double glazed window, smooth ceiling with spot lights.

Bedroom 16'6" x 9'3" (5.05 x 2.84)

Double glazed window, wall mounted heater, smooth ceiling and spot lights.

Bathroom/w.c

Low level flush w/c, wash hand basin, mirror, panel enclosed bath with mixer tap and shower screen, heated towel rail, part tiled walls, smooth ceiling with spot lights.

Lease, Service Charge & Ground Rent

Lease - 125 years from 18/02/2016 - 116 years remaining

Service Charge - Approx £960 per annum

Service Charge Review =- TBC

Ground Rent - £150 per annum

Ground Rent Review - TBC



2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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Floor Plan

Approx. 43.4 sq. metres (467.6 sq. feet)



Total area: approx. 43.4 sq. metres (467.6 sq. feet)

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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.