



Causeway Place 1A The Causeway, Worthing, BN12 6FP
Asking Price £265,000

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A spacious two double bedroom apartment and conveniently located in Goring. Close to local shops, schools and transport links. The accommodation briefly comprises, communal entrance with stairs to first floor, front door opening to hall, lounge/ kitchen/ diner, balcony, two double bedrooms, bathroom/Wc and ensuite.

- Two bedrooms
- South facing balcony
- Ensuite & Bathroom
- Close to local shops
- Train station nearby
- Allocated parking
- Gas central heating
- Open plan kitchen/dining





Communal entrance

Staircase and elevator rising to the first floor. Front door opening to;

Hallway

Doors to all rooms.

Open Plan Living Room & Kitchen

5.60 x 5.50 (18'4" x 18'0")

Two radiators. Dual aspect double glazed windows. Modern fitted worktops with matching drawers and cupboards. Inset Sink. Integrated oven, hob with hood extractor fan above, washing machine, dishwasher and fridge/freezer. Inset spotlighting. Patio door onto balcony.

Balcony

Feature glass enclosed balcony with modern decked flooring.



Bedroom One

5.60 x 3.24 (18'4" x 10'7")

Radiator. Double glazed window. Door to ensuite.

Ensuite

Suite comprising curved shower cubicle, vanity hand wash basin with fitted mirror cabinet above. Heated towel radiator. Low Level Wc. Part tiled walls.

Bedroom Two

5.14 x 2.63 (16'10" x 8'7")

Radiator. Double glazed window. Cupboard housing boiler and shelving.

Bathroom/Wc

Panelled bath with electric shower over and shower screen, wash hand basin with mirror



above. Low level flush Wc. Heated towel radiator. Part tiled walls.

Allocated Parking Space

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Required Information

Length of lease: 117 years remaining

Service charge: £165.99 per month

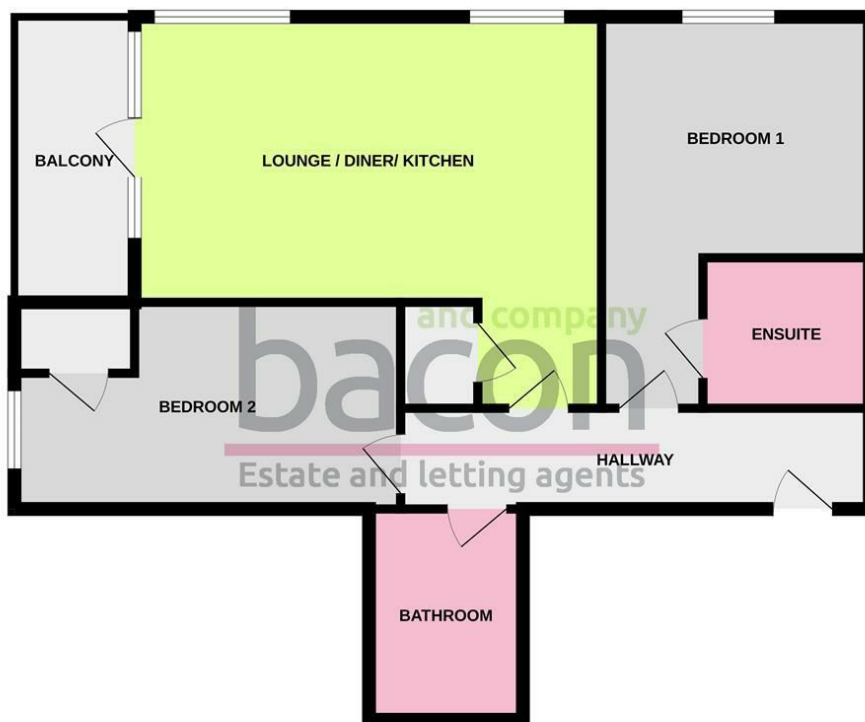
Council tax band: B

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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