

The Causeway, Goring-by-Sea, Worthing, BN12

Offers Over **£200,000**

Jacobs | Steel









Property Type: Ground Floor Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: B

- Ground Floor Flat
- Two Double Bedrooms
- Modern Kitchen
- Modern Bathroom
- Garage in Compound
- Close To Durrington-On-Sea Railway Station
- Local Shopping Facilities Nearby
- New Extended Lease
- Non Allocated Residents Parking

We are delighted to present this well presented ground floor apartment to the market. The property offers two bedrooms, a spacious lounge/dining room, a modern fitted kitchen and a contemporary bathroom. Further benefits include a garage and a convenient location within easy reach of Durrington-on-Sea railway station, local bus routes and a variety of shops and amenities, making this an ideal home for a range of buyers.





INTERNAL

Access is via a communal entrance, with the apartment conveniently positioned on the ground floor. The front door opens into a welcoming entrance hall, providing access to all rooms. The spacious lounge/dining room benefits from a bay style window, allowing plenty of natural light into the room, with ample space for both living and dining furniture. The modern fitted kitchen features a range of contemporary wall and base units, space for appliances, sink and drainer. There are two generously sized double bedrooms, both benefiting from fitted wardrobes providing useful storage. Completing the accommodation is a modern bathroom, fitted with a bath with shower above with glass screen, wash hand basin with built-in storage and WC.

EXTERNAL

Externally, the property is surrounded by well maintained communal grounds and benefits from non allocated residents' parking. There is also the added advantage of a garage located within a nearby compound, providing useful additional parking or storage.

SITUATED

Ideally positioned just 350 yards from Durrington-on-Sea railway station, the property is well placed for excellent transport links, with regular bus services running along The Strand. A variety of everyday amenities can be found just 50 yards away at The Strand shopping parade, including convenience stores, a pharmacy, butcher and a selection of eateries. Worthing town centre is approximately 2.5 miles away, offering a wider range of shops, restaurants, cafés, leisure facilities and entertainment.

TENURE

Lease: New Extended Lease
Service Charge: £1700 per annum
Ground Rent: Peppercorn



Approximate total area(1)

634 ft²

58.9 m²

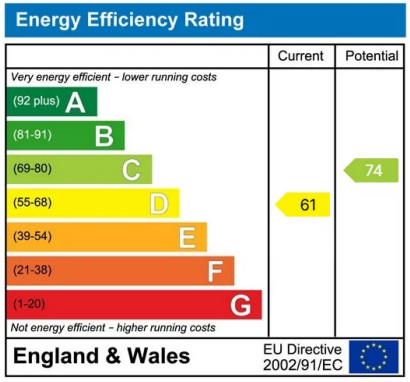
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

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