



Cambrian Way, Worthing, BN13 1FE
£225,000



Property Type: Flat

Bedrooms: 2

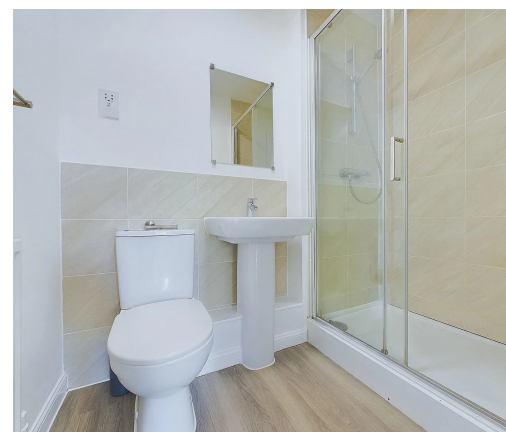
Bathrooms: 2

Receptions: 2

Council Tax Band: B

- Modern Ground Floor Apartment
- Two Double Bedrooms
- Family Bathroom And En Suite Shower Room
- Popular Open Plan Design
- High Gloss Kitchen With Integrated Appliances
- Delightful Communal Gardens
- Allocated Parking Space
- Long Lease And High Energy Rating
- No Onward Chain
- Close To Shops, Shops And Transport Links

We are excited to offer for sale with no onward chain this ground floor apartment situated in the popular Cissbury Chase development first occupied in 2017. The property benefits from two double bedrooms, a modern family bathroom and match en-suite shower room, a spacious living room and modern high gloss kitchen. Additionally the flat is sold with one allocated parking space and a long lease.





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Internal The apartment features a popular open-plan design, seamlessly connecting the different areas of living space. The spacious living room measures 21 foot in length and provides ample room for both relaxation and entertaining. Adjacent, the high gloss kitchen is well-appointed with an integrated oven, hob, washing machine, dishwasher and fridge-freezer, offering a sleek and functional area for culinary pursuits. Both double bedrooms are generously sized and well proportioned, allowing for comfortable and restful nights. The property benefits from a modern family bathroom and a matching en-suite shower room, ensuring convenience and privacy.

External Residents can enjoy delightful communal gardens, perfect for outdoor relaxation. The property also includes an allocated parking space along with additional parking for visitors, a valuable asset in this popular location.

Situated Located in the Cissbury Chase development, the apartment is conveniently close to a variety of shops and amenities at Strand Parade and Tesco Extra in Durrington, making daily errands effortless. Excellent transport links are also within easy reach with Durrington train station 0.2 miles away and multiple bus routes on The Boulevard and The Strand, providing straightforward access to surrounding areas including Worthing Town Centre, Brighton and Chichester.

Tenure Leasehold

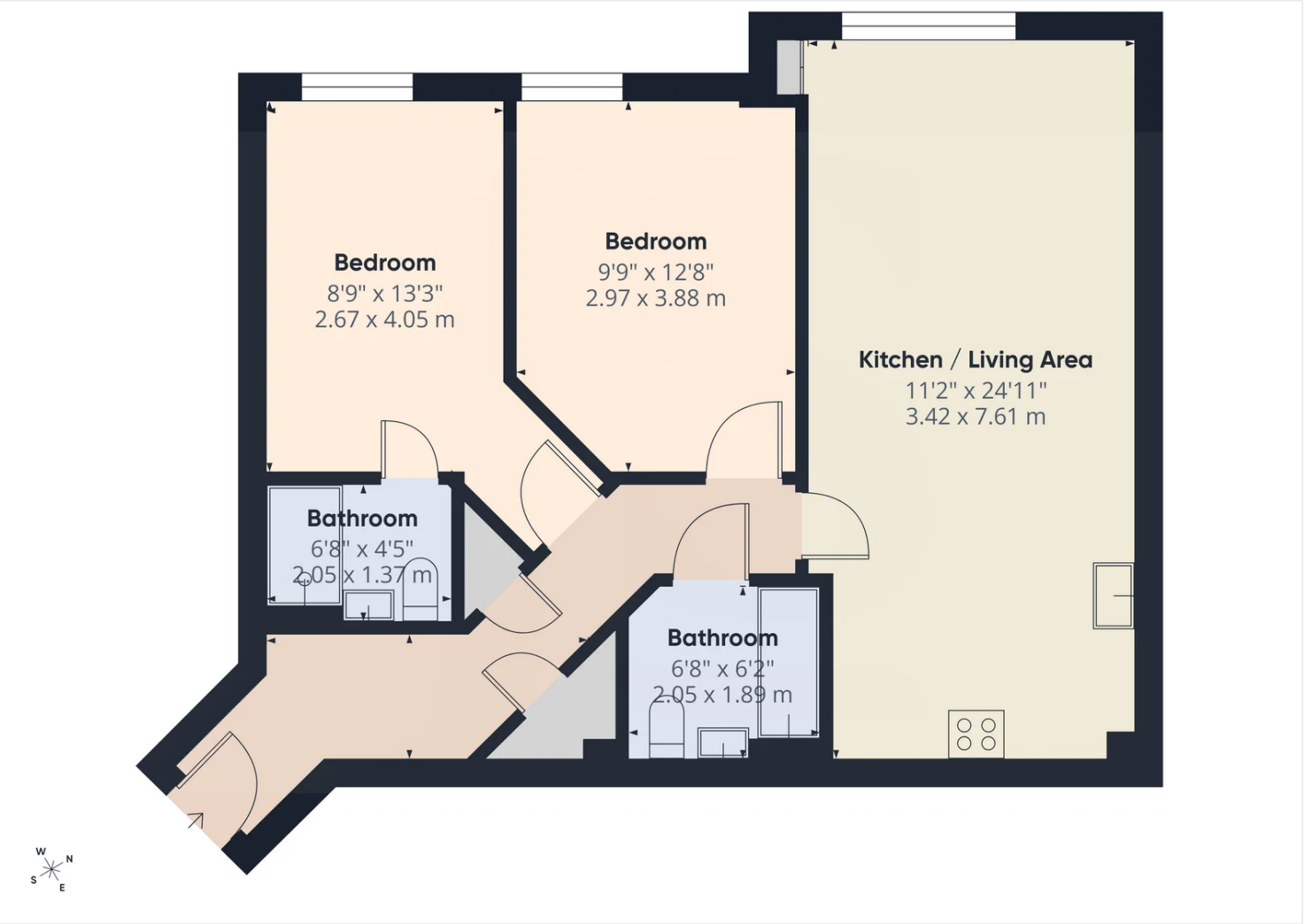
Lease Length - approximately 142 years (expires 01/01/2169)

Maintenance - approximately £1,000 per annum

Ground Rent - £374.16 per annum

Agent Note: please be aware that the marketing photos were taken prior to the current tenancy commencing.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	

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 you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes 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.