



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

Greenways Property are delighted to present this well-appointed first-floor apartment situated within the sought-after Skyline Apartments development.

The accommodation briefly comprises: a communal entrance with two passenger lifts and stair access to the first floor, an L-shaped entrance hall, a bright open-plan living and dining area, a modern fitted kitchen with integrated appliances, two double bedrooms, and a family bathroom.

This superb property further benefits from an allocated parking space, double glazing, electric heating, and a long lease, making it an ideal first home or investment purchase.

Guide Price £215,000

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- Two double bedrooms
- Allocated parking space
- Great first home or investment
- First floor accommodation
- Westerly aspect apartment
- No onward chain
- Modern kitchen with dining area
- Two passenger lifts

Communal Entrance

Security door entry system with spacious entrance lobby, Stairs and two passenger lifts leading to all floors, Bicycle storage area and doors leading to residents parking

Entrance Hall

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

'L'-shaped entrance hall with door entry phone, storage cupboard housing the hot water cylinder (with plumbing for washing machine), electric wall-mounted heater, ceiling downlights, and wood-effect flooring. Doors to all rooms.

Open Plan Living Room

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

A bright, double-aspect room featuring three large double-glazed windows with a westerly aspect, ceiling downlights, electric wall heater, TV aerial and telephone points, and wood-effect flooring throughout.

Kitchen/Dining Room

Fitted with a range of wall and base units with work surfaces over, incorporating a four-ring hob, electric oven, and extractor hood.

Includes integrated fridge/freezer and dishwasher, stainless steel sink and drainer with mixer tap, and ceiling downlights.

The dining area offers ample space for a table and chairs, with a wall-mounted electric heater.

Bedroom One

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

A generous double bedroom with double-glazed window overlooking the side aspect, electric wall heater, and carpet flooring.

Bedroom Two

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

Another double bedroom with a westerly aspect, double-glazed window overlooking The Causeway, wall-mounted heater, and carpet flooring.

Bathroom

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

Modern white suite comprising panelled bath with mixer tap and shower attachment, low-level WC with push-button flush, and wash basin with vanity storage beneath. Features part-tiled walls, heated towel rail, extractor fan, ceiling downlights, and wood-effect flooring.

Parking Space

An allocated parking space is situated to the rear of the building.

Other Information

Lease: 125 years from 01.11.2015 (115 years remaining)

Tenure: Leasehold

Annual Service Charge: £2,458.56 per annum

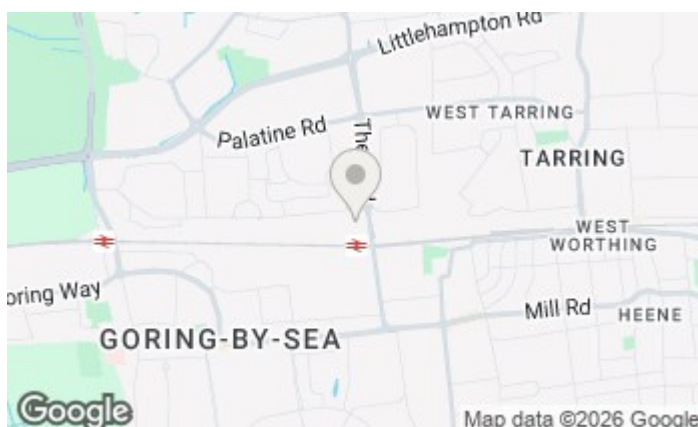
Annual Parking Charge: **£100 per annum

Annual Ground Rent: £200 per annum

Council Tax Band: B

Local Authority: Worthing

Parking: Allocated Parking Space**

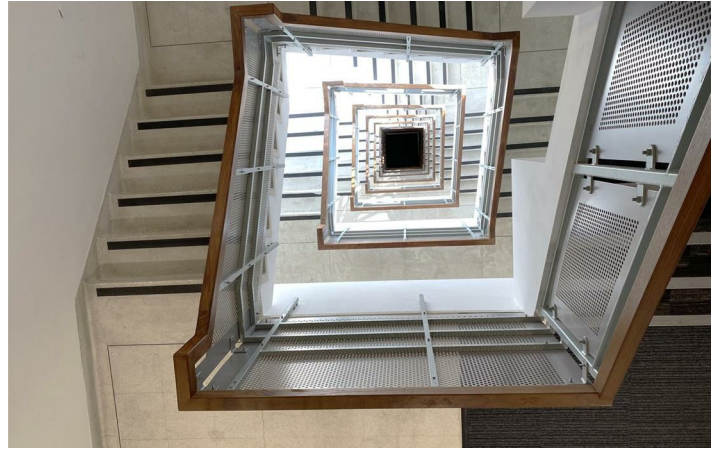


Directions

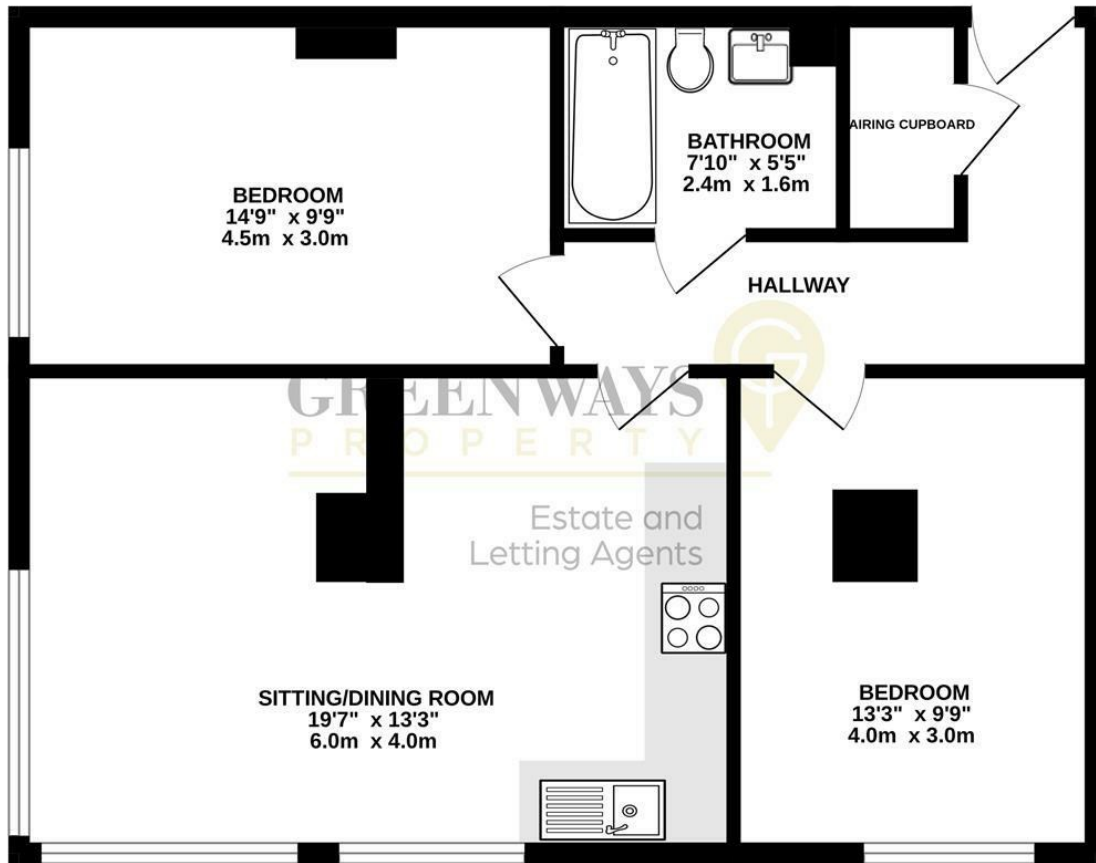
Skyline Apartments are located on The Causeway in Goring-by-Sea, Worthing. The area is well served by public transport, with Durrington-on-Sea railway station just 100 metres away. Local amenities include a range of shops at Strand Parade. Nearby schools include Orchards Junior School (approx. 500 meters) and Durrington High School (approx. 1 kilometer), both rated "Good" by Ofsted. Worthing town centre lies approximately 3 miles (4.8 km) away and is easily accessible by car, bus, or train within 10–15 minutes.

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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	