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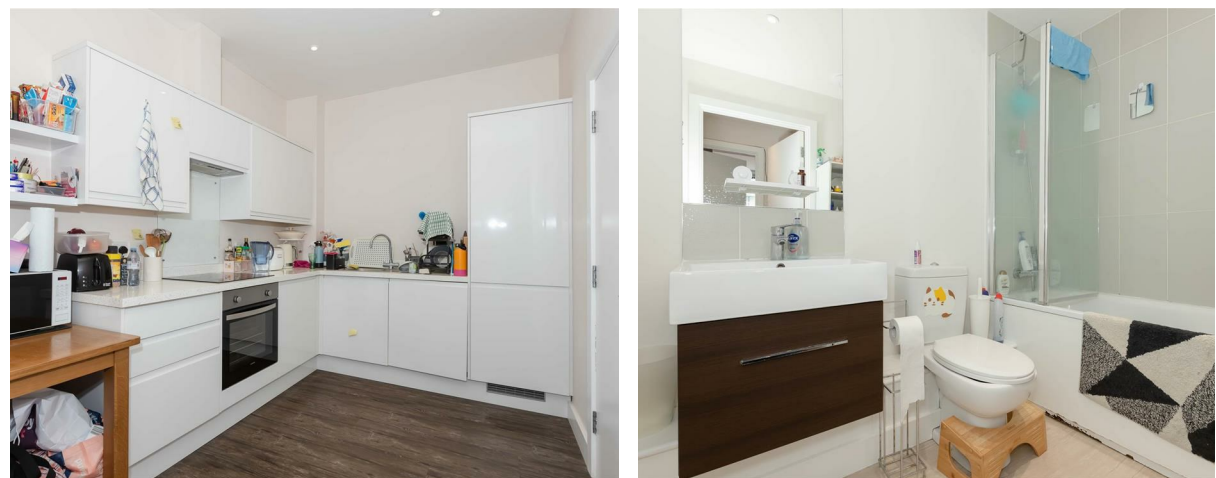
## Description

Robert Luff & Co are delighted to offer this third floor apartment situated within yards of a mainline railway station serving London, Brighton, Portsmouth and Southampton, great local shops, bus route, doctors and dentist are also on the doorstep. The property has an open plan living/dining and kitchen, two bedrooms, bath/w.c, residents parking, security entryphone system, lift, long lease and also lovely views from living room over roof tops across Worthing to the South Downs. Internal viewing is essential to appreciate the position and quality of the apartment.



## Key Features

- Impressive third floor apartment
- Yards to mainline railway station
- Residents parking
- Security entryphone system
- Leasehold
- Two bedrooms
- Open plan living/dining and kitchen with South Down views
- Long lease
- EPC Rating - TBC
- Council Tax Band - B





**Entrance Hall**

Walk-in storage cupboard with electric circuit board fuse box and shelving and water tank, heater, smooth ceiling, spotlights and smoke detector.

**Lounge Area**

4.36 x 4.02 (14'3" x 13'2")

**Kitchen / Diner**

4.37 x 2.60 (14'4" x 8'6")

**Bedroom One**

4.58 x 2.76 (15'0" x 9'0")

**Bedroom Two**

4.58 x 2.88 (max) (15'0" x 9'5" (max))

**Bathroom**

2.76 x 2.0 (9'0" x 6'6")

**Outside**

Resident parking which 29 has access to one space.

**Agents Note**

Lease: Approx. 114 years remaining

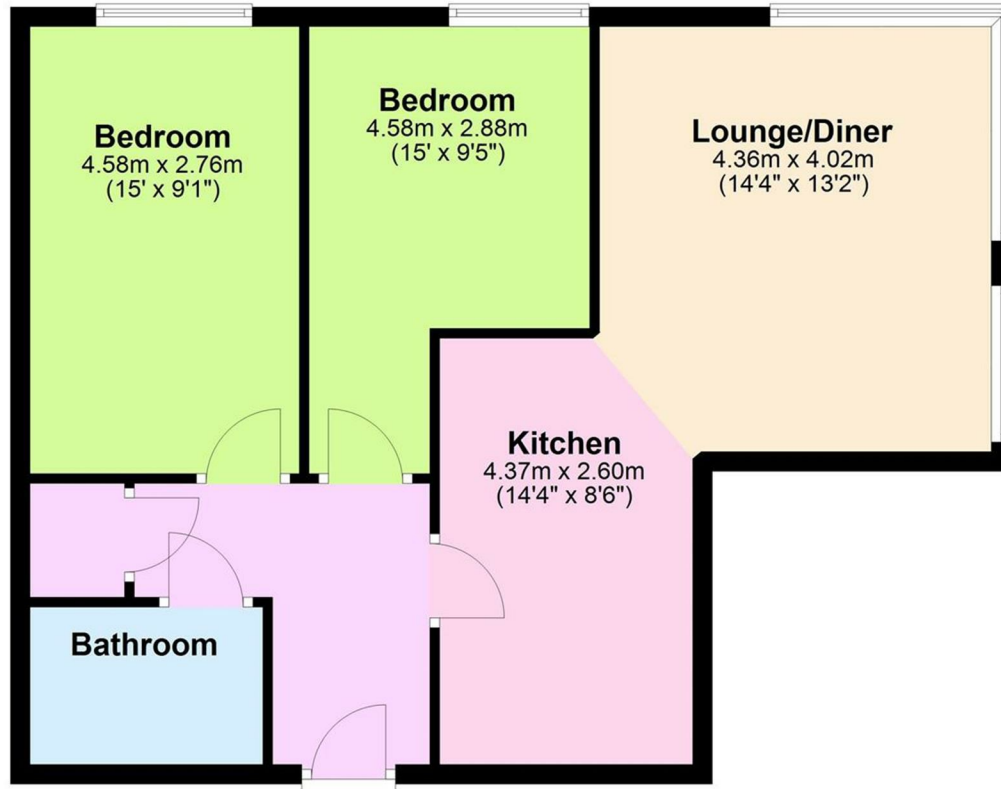
Annual charges are approx.. £2500 per annum as advised by the vendor.



# Floor Plan The Causeway

## Floor Plan

Approx. 64.8 sq. metres (697.1 sq. feet)



Total area: approx. 64.8 sq. metres (697.1 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		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.

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