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Description

We are delighted to offer this spacious Ground Floor Apartment situated in a really convenient location with great access to mainline train station , comprehensive shops, Dr's and medical centre and local schools. The property has two double bedrooms, living room with access to a south facing balcony, fitted kitchen and bathroom/w.c. Other benefits include gas heating, double glazing, residents parking and a long lease. Viewing is recommended

Key Features

- Ground Floor Flat
- South Facing Balcony
- 125 year lease
- Council Tax Band - B
- Security Entryphone
- Convenient Location
- Two Double Bedrooms
- EPC - TBC
- Leasehold
- Viewing Advised





Communal Front Door
with security entryphone system

Entrance Hall
storage cupboard and smooth ceiling

Living Room
5.46 x 3.37 (17'10" x 11'0")
radiator, double glazed window and door to

South Facing Balcony
with space for seats and to enjoy outside space

Kitchen
2.7 x 2.63 (8'10" x 8'7")
Measurements to include built in units with sink unit with drainer, units under and over the work top surfaces, space for washing machine and cooker, part tiled walls, obscured double glazed window, wall mounted boiler

Bedroom One
4.01 x 3.01 (13'1" x 9'10")
radiator and double glazed window

Bedroom Two
3.17 x 2.72 (10'4" x 8'11")
measurement is not to include the built in wardrobes with hanging and storage, radiator, double glazed window

Bathroom/w.c
bath with shower over, low level w.c, part tiled walls, storage, wash hand basin and obscure double glazed window

Outside & Parking
there are communal grounds surrounding Durrington Gardens and residents parking on a first come, first served basis

Lease & Service Charge Details
Lease - 125 years remaining
Ground Rent - TBC
Ground Rent Review - TBC
Service Charge - £1,699.92
Service Charge Review - TBC

Floor Plan The Causeway



Total area: approx. 60.8 sq. metres (654.6 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(29-34) E		
(21-38) F			(21-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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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