



Columbia House, Worthing , BN13

Guide Price **£160,000**



Property Type: Flat

Bedrooms: 1

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: A

- Ground Floor Apartment
- One Double Bedroom
- Modern Kitchen/ Living Room
- Modern Bathroom
- Allocated Parking Space
- Bus Routes Nearby
- Long Lease
- Local Shopping Facilities Nearby

We are delighted to be able to offer a ground floor, apartment situated in the recently converted Columbia House. The apartment offers one bedroom, modern kitchen/living room, modern bathroom and allocated parking space. The property also benefits from a long lease and being within close proximity to local shopping facilities and transport links.





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INTERNAL

Communal entrance leading to front door. Front door opening into the entrance hall with doors to all rooms. The kitchen/ living space offers space for living furniture. The kitchen comprises of modern, grey wall and base units with integrated fridge/freezer, integrated dishwasher, washing machine and built in oven with hob, sink and drainer. The bedroom offers space for double bed and wardrobes. The modern bathroom comprises of p shape bath, glass screen, shower above, wash hand basin with storage below and WC.

EXTERNAL

The apartment benefits from one allocated parking space and visitor parking.

SITUATED

In Durrington in a very convenient location; the West Durrington Tesco site is approximately a two minute walk away and offers a pharmacy, Costa and eateries. David Lloyd Leisure facility is only 0.7 miles away. Bus routes run along close by Columbia Drive and the apartment is within walking distance of Durrington High School that is approximately 0.8 miles away. The closest train station Durrington on Sea which is 1.4 miles away.

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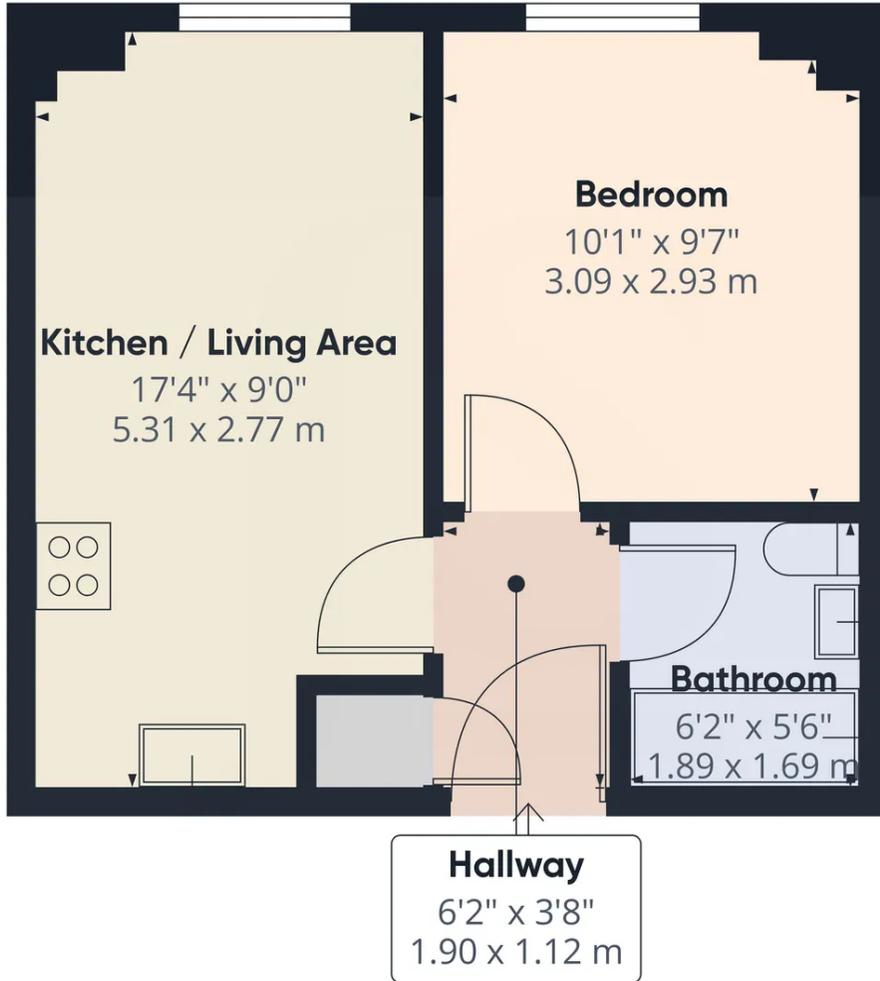
Lease: 121 years remaining

Service Charge: £883.12 per annum.

Ground Rent: £250 per annum.

Council Tax Band B





Approximate total area⁰¹
315 ft²
29.3 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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		71	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Whilst we endeavour to make our 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.