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1



C



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 - C
- Council Tax Band - B



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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.

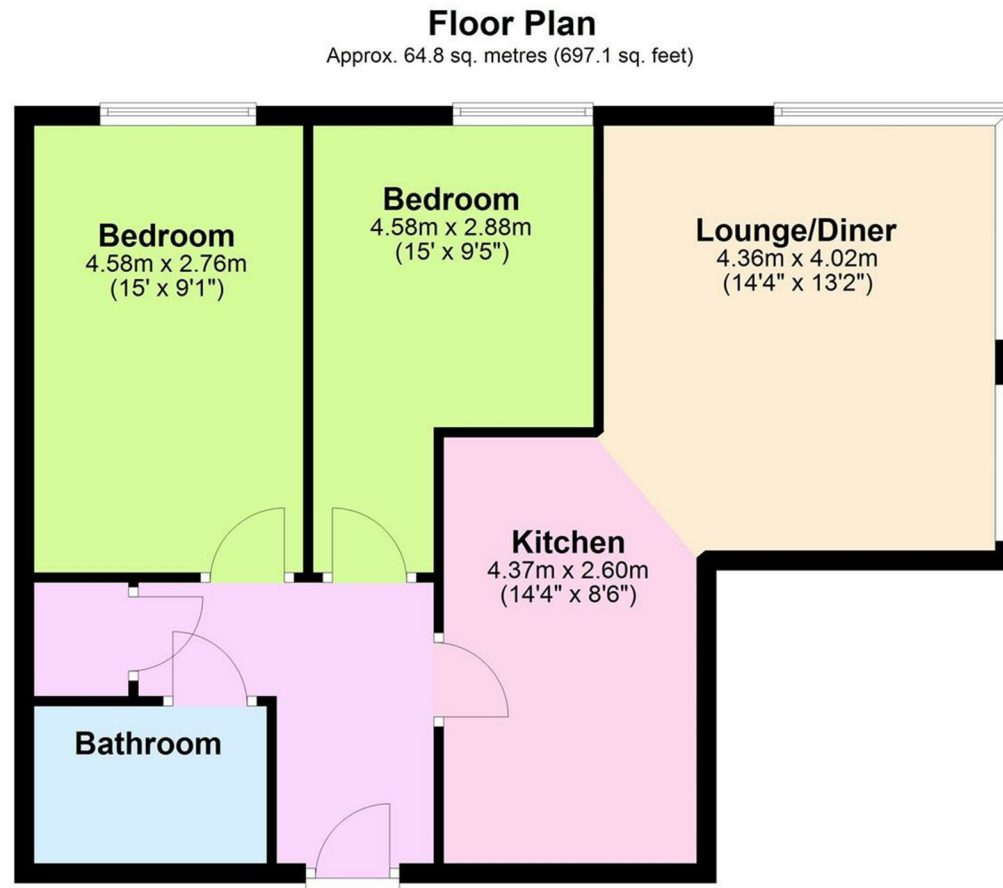


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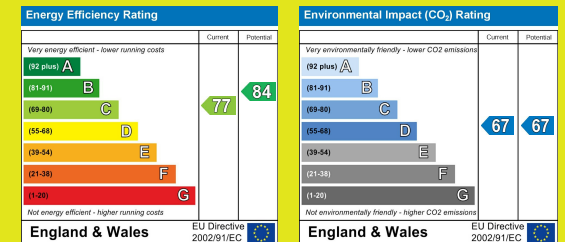
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Floor Plan The Causeway



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



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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