Causeway Place 1A The Causeway, Worthing, BN12 6FP

Asking Price £255,000

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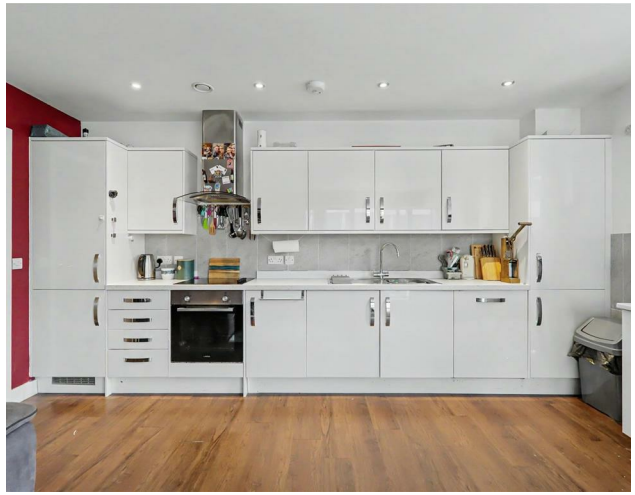

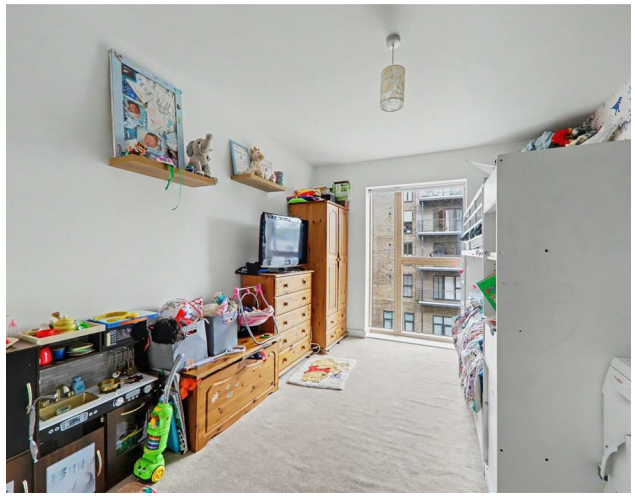

We are delighted to bring to the market this spacious two double bedroom apartment. Conveniently located in Goring-By-Sea. Close to local shops, schools and transport links. The accommodation briefly comprises, communal entrance with stairs to second floor, front door opening to hall, lounge/ kitchen/ diner, balcony, two double bedrooms, bathroom/Wc and ensuite.

- Two Double Bedrooms
- Ensuite to Master Bedroom
- Private Balcony
- Open Plan Kitchen Living Room
- Contemporary Finish Throughout
- Popular Goring-By-Sea Location
- Close to Train Station
- Chain Free

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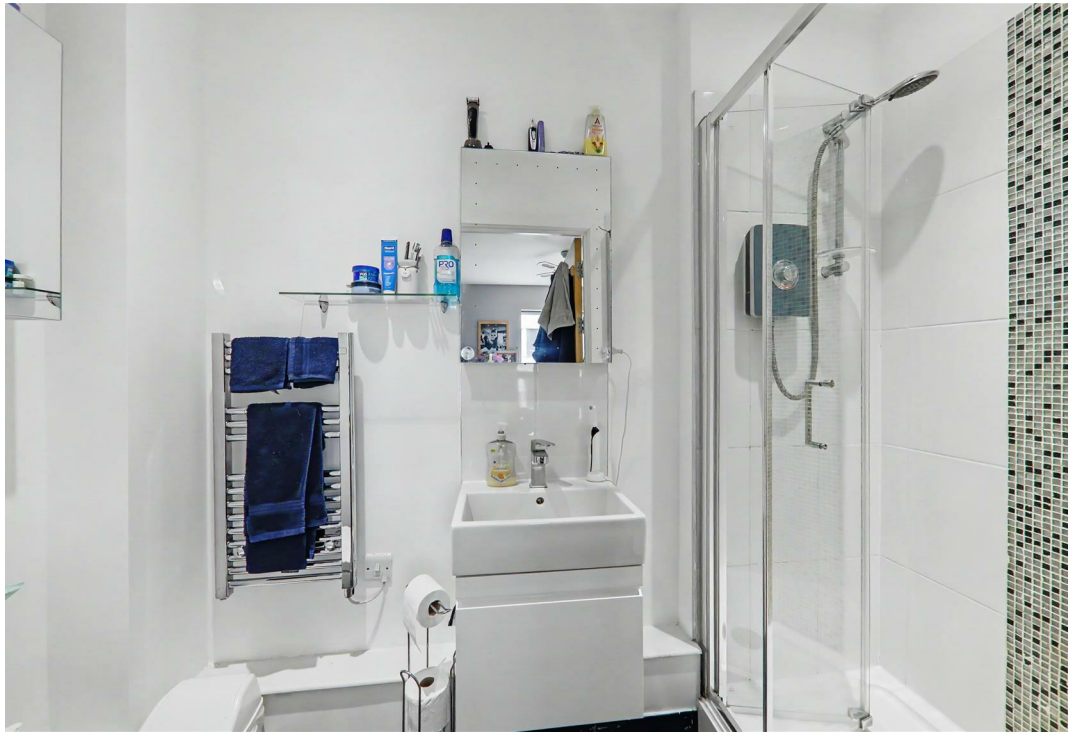
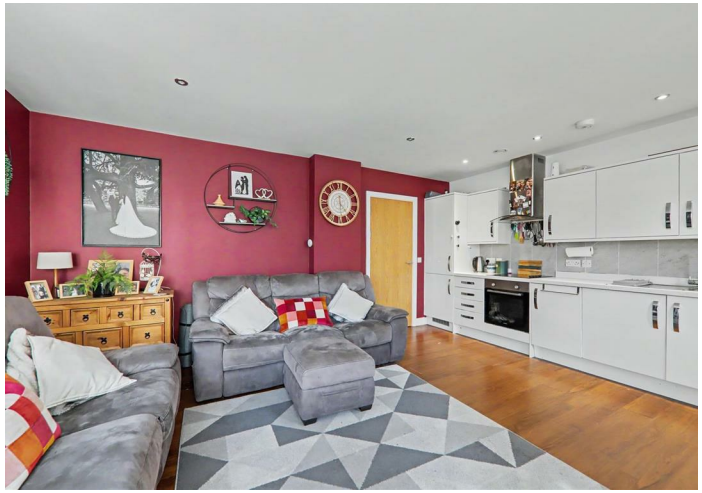




Communal entrance
Staircase and elevator rising to the second floor. Front door opening to;

Hallway
Inset spotlighting. Door providing access to storage cupboard. Access for venting system. Entry phone system.

Kitchen/ Lounge
4.74 x 5.32 (15'6" x 17'5")
Double aspect triple glazed windows, Radiator. Part tiled kitchen, Steel still drainer and sink, Integrated washing machine, fridge freezer, dishwasher. Extractor fan above oven and hob. Matching upper and lower cupboards. Inset lighting. Cupboard housing boiler. Separate additional unit with cupboard. Double doors into:

Balcony
South facing. Glass panelled, outdoor light.

Bedroom one
3.59 x 3.62 (11'9" x 11'10")
Radiator. Built in wardrobes and shelving. Ceiling fan with integrated light. Window.

Ensuite
Suite comprising shower cubicle, vanity hand wash basin with fitted mirror cabinet above. Heated towel radiator. Low Level Wc. Part tiled walls. Wall mounted mirror with built in LEDs.

Bedroom two
4.90 x .3.04 (16'0" x .9'11")
Triple Glazed window, Radiator, Double wardrobe.

Bathroom
2.06 x 1.90 (6'9" x 6'2")
Part tiled. Panelled bath with shower above. Low level flush wc, vanity sink with mirror above. Inset spotlighting. Electric towel rail. Shaver point.

Allocated parking space

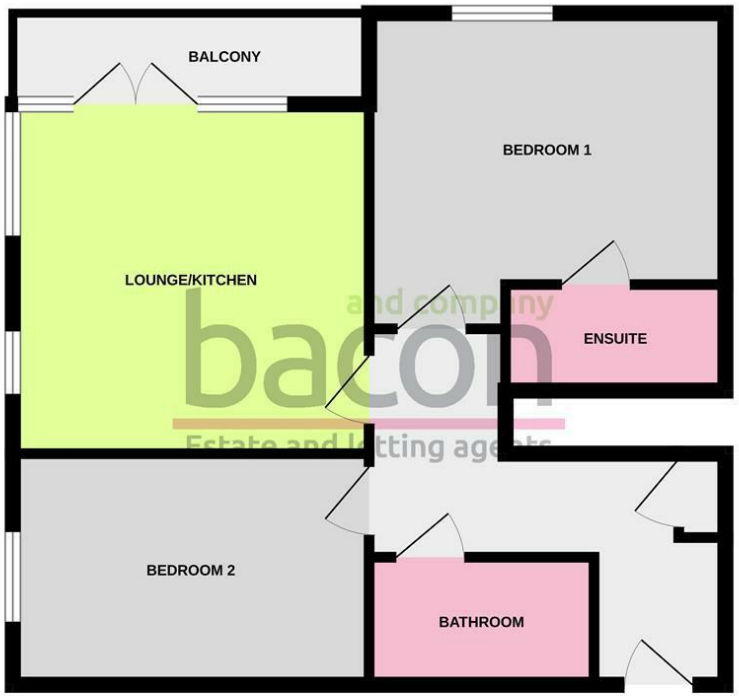
Required Information
Length of lease:
Annual service charge:
Annual ground rent:

Council tax band:

Draft version:

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

GROUND FLOOR



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to

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