



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



60, Skyline Apartments 1, The Causeway

, Goring-By-Sea, BN12 6FA

Guide price £160,000

Leasehold Council Tax Band A



This **STYLISH** and **WELL PRESENTED** apartment is situated on the seventh floor accessed via a lift offering scenic views on **THE SOUTH DOWNS**.

The accommodation comprises entrance hall, storage cupboard, **MODERN** fitted kitchen with a range of base and eye level units and a range of **INTEGRATED APPLIANCES**. The living room is open plan with views across The South Downs.

There is a **DOUBLE** bedroom with space for a king size bed along with dressing area/ office space and a well appointed bathroom with shower over bath.

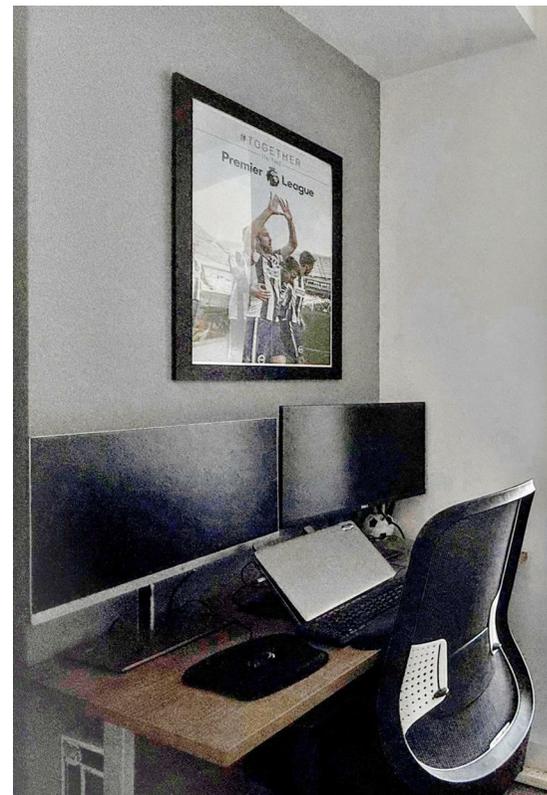
Further benefits include a **LONG LEASE**, electric heating and an **ALLOCATED PARKING SPACE**.

In our opinion internal viewing is considered essential to appreciate the overall size and condition of this superb apartment.

Situated in The Causeway, there are local shops at Strand Parade which cater for everyday needs, and Worthing town centre is approximately three miles distance. Durrington train station is found at the end of the road. Fit4Leisure is also close at hand.

Lease years remaining - 115  
Service charge £1595.76 pa approx  
Ground rent - £75 pa approx

In accordance with the Estate Agency Act 1979 section 21 (Connected Person), we would like to advise any potential purchaser that the seller of this property is a staff member of and James Estate Agents LTD.





Communal Entrance Accessed Via Entry Phone

Passenger Lifts To 7th Floor

Entrance Hall

Open Plan Kitchen/ Living Room  
24'11 x 9'4 (7.59m x 2.84m)

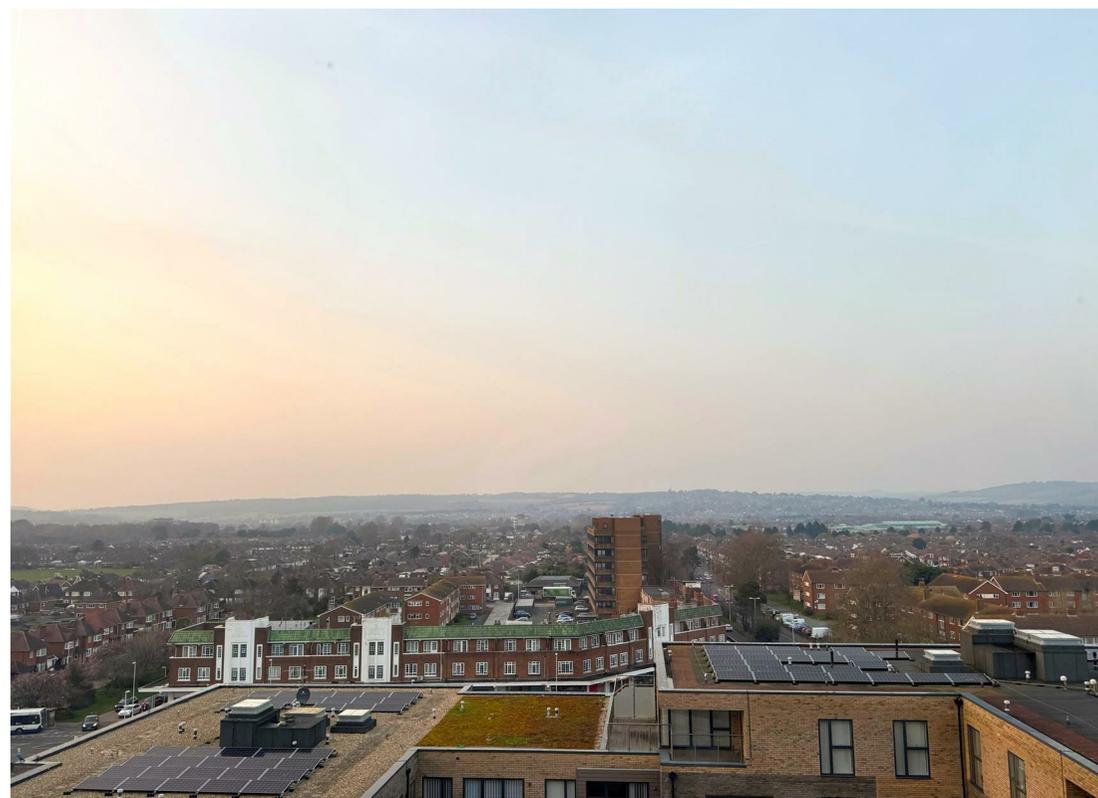
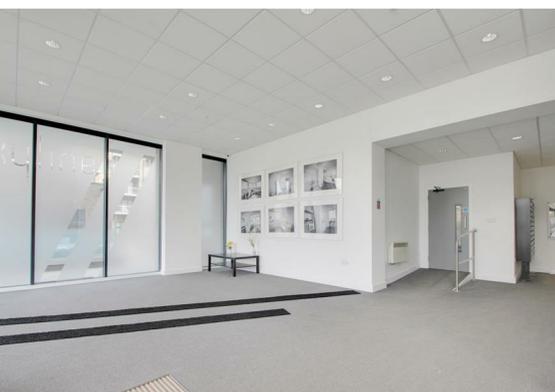
Double Bedroom With Dressing/  
Office Area  
16'7 x 7'9 (5.05m x 2.36m)

Modern Fitted Bathroom

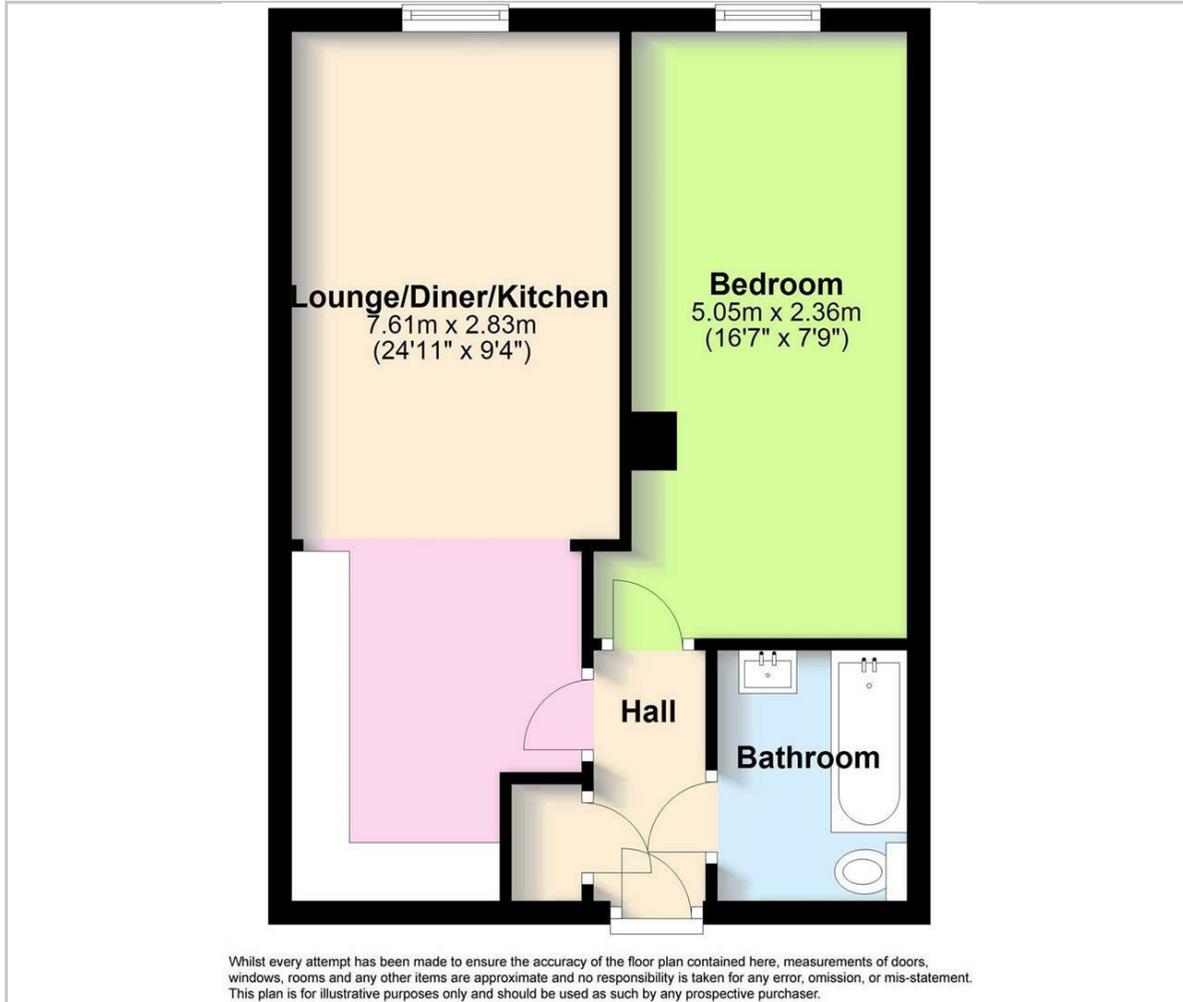
Storage Cupboard

Allocated Parking Space

Long Lease



## Floor Plan



## Viewing

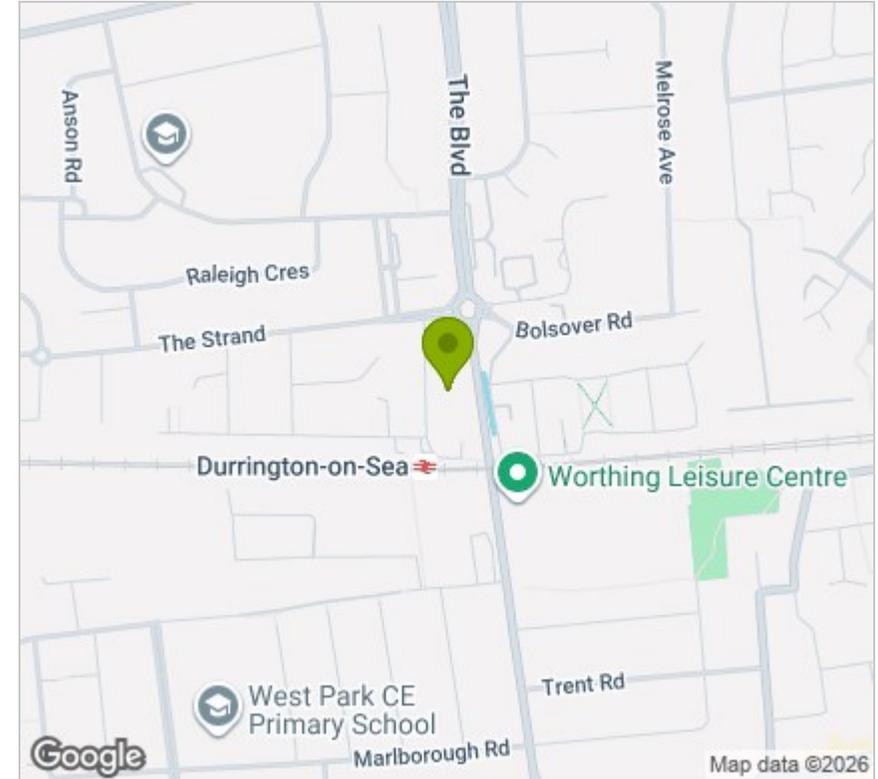
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



## Area Map



## Energy Efficiency Graph

