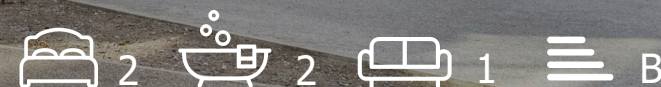


Causeway Place 1A The Causeway

Goring-By-Sea, Worthing, BN12 6FP

Guide price £275,000

Leasehold Council Tax Band B



Situated on the fourth floor of this modern development, this spacious two-bedroom apartment offers well-balanced accommodation throughout, with the added benefit of a private south-facing balcony and allocated parking.

The apartment is entered via a welcoming entrance hall which provides access to all principal rooms and immediately gives a feeling of space. The lounge/dining room is a particular feature, enjoying plenty of natural light and offering ample room for both comfortable seating and a dining table, making it an ideal space to relax or entertain. French doors open onto the private south-facing balcony, providing the perfect spot to enjoy the sunshine throughout the day.

The contemporary kitchen has been thoughtfully designed with a range of modern units, generous worktop space and integrated appliances including an oven, hob, extractor fan, dishwasher, washer/dryer and fridge freezer, creating a practical yet stylish space.

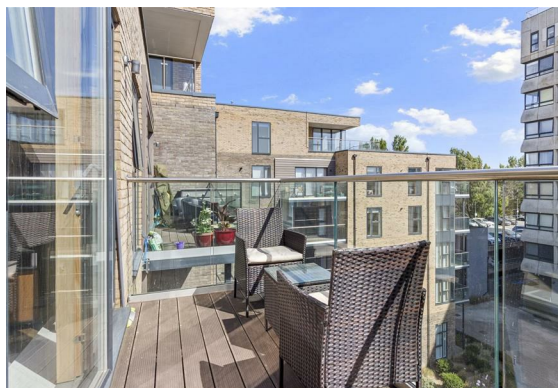
Both bedrooms are genuine doubles. The principal bedroom is a generous size and benefits from its own modern en-suite shower room, whilst the second bedroom is equally versatile, lending itself perfectly as a guest bedroom, home office or additional reception space if required.

The family bathroom is finished with a contemporary white suite and includes a shower over the bath, complementing the en-suite facilities perfectly.

Further benefits include double glazing, modern décor throughout, an allocated parking space and a highly convenient location. Whether you are looking for your first home, a lock-up-and-leave coastal apartment or an investment opportunity, this impressive property offers spacious accommodation that is ready to move straight into.

Lease years remaining - 115
Service charge - £3056pa to include ground rent

Passenger Lift to 4th Floor





Lounge/Kitchen/Dining
16'8 x 17'8 (5.08m x 5.38m)

South Facing Balcony

Bedroom One
14 '1 x 8'4 (4.27m '0.30m x 2.54m)

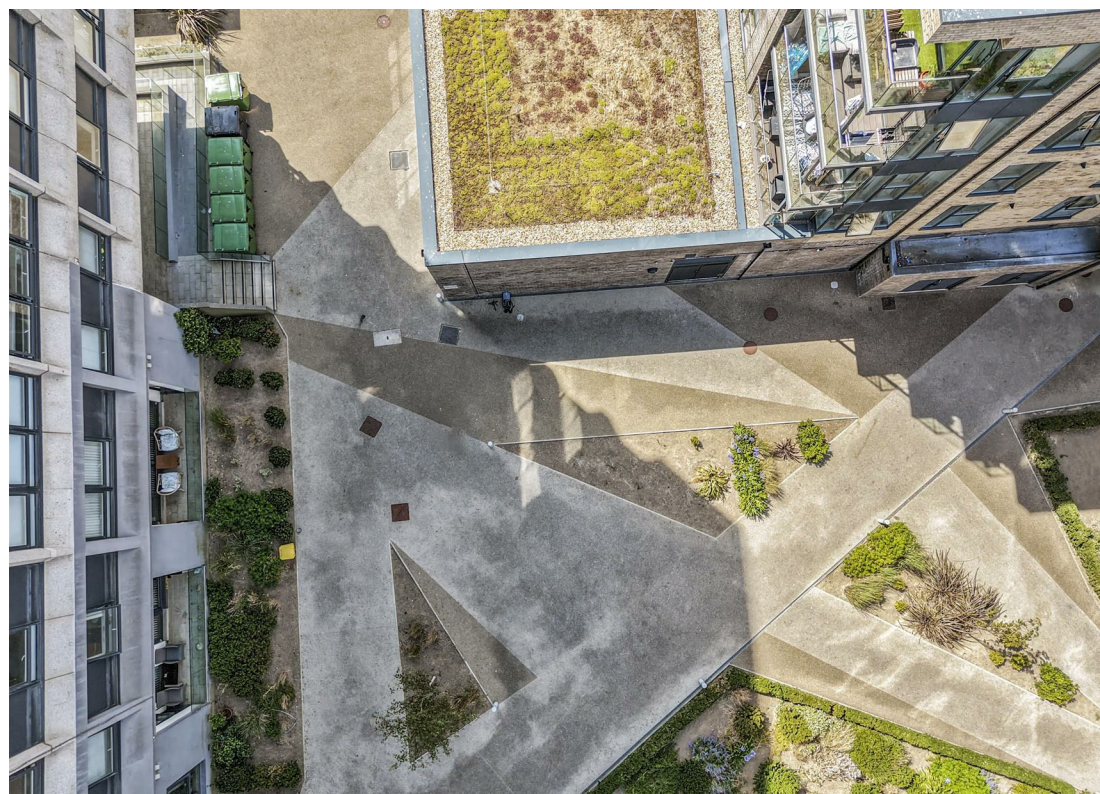
Ensuite
6'9 x 4'8 (2.06m x 1.42m)

Bedroom Two
10'6 x 9'5 (3.20m x 2.87m)

Family Bathroom
5'8 x 7'11 (1.73m x 2.41m)

Parking space number is 61

No onward Chain



Floor Plan



Viewing

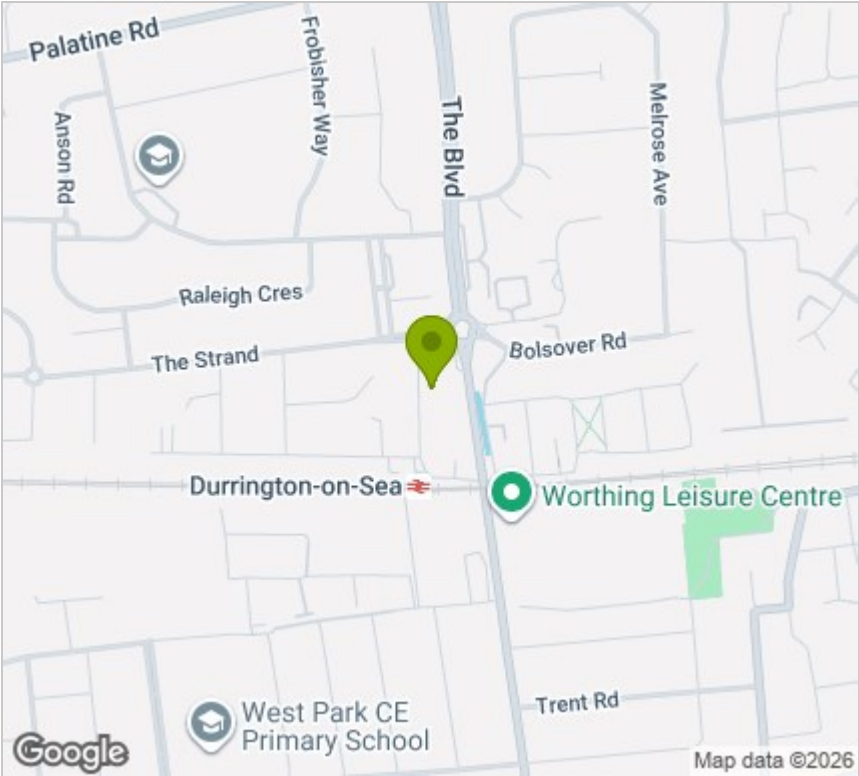
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

