



2 Cambrian Way, Worthing, BN13 1FE - £250,000

Aspire Residential are delighted to bring to the market this spacious two double bedroom, ground floor apartment in the popular 'Cissbury Chase' development. The property is finished to a modern standard and boasts the benefits of two bathrooms (including en-suite), allocated parking and an active NHBC warranty. The location offers local shops, a mainline train station and sports facilities. Call us today to book your appointment.

Key Features:

- **Ground Floor Accommodation**
- **Active NHBC warranty**
- **Master Bedroom With En Suite**
- **Two Bathrooms**
- **Local Transport Links & Shops**
- **EPC - B**

www.aspireresidential.co.uk

28 Goring Road , Worthing, BN12 4AD
01903 259961 info@aspireresidential.co.uk



Hallway

Shoe cupboard which houses fuse box. Video security entry phone. Radiator. Thermostat control. Phone point. Drying room. Karndean flooring.

Master Bedroom *17' 5" into recess x 11' 10" (5.30m x 3.60m)*

Double glazed floor to ceiling windows in to recess. Radiator. TV point. Phone point. Carpets.



En Suite

Part tiled walls for splash back. A one and a half width walk in shower with glass sliding doors, internal tiling for splash back and a button flush W/C. Pedestal wash hand basin. Radiator. Extractor fan. Vinyl tile effect floor.

Family Bathroom *7' 0" x 5' 3" (2.13m x 1.60m)*

Part tiled walls for splash back. Panel enclosed bath with chrome mixer tap and shower attachment. Button flush W/C. Pedestal wash hand basin. Radiator. Extractor fan. Vinyl tile effect floor.



Bedroom Two *12' 2" x 11' 4" (3.71m x 3.45m)*

Double glazed floor to ceiling windows. Radiator. Carpets.

L - Shaped Lounge/Kitchen/Dining Room *20' 8" max x 15' 0" max (6.29m x 4.57m)*

Double glazed floor to ceiling window. The kitchen offers a matching range of white high

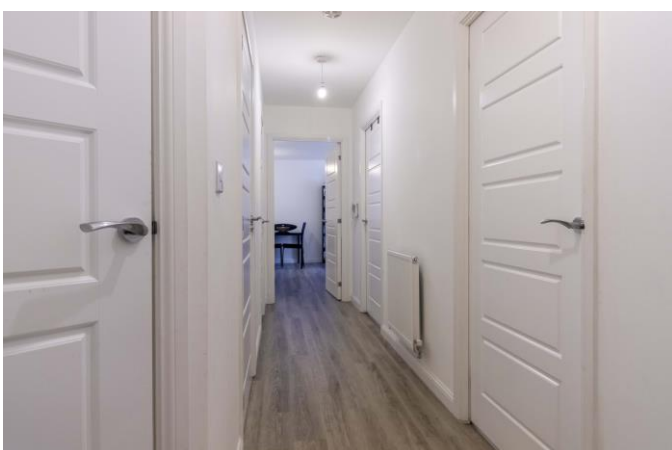
gloss wall and base units. Upstands are provided for splash back. Stainless steel sink inset to worktop with swan neck mixer tap and draining board. Integrated appliances include fridge freezer, washer/dryer, dishwasher, fan assisted oven, and a four ring gas hob with an overhead extractor. Space provided to dine. TV, satellite and phone points. Boiler cupboard. Two radiators. Karndean flooring.

Parking Space 252

Allocated parking. Additional spaces are provided for visitors.

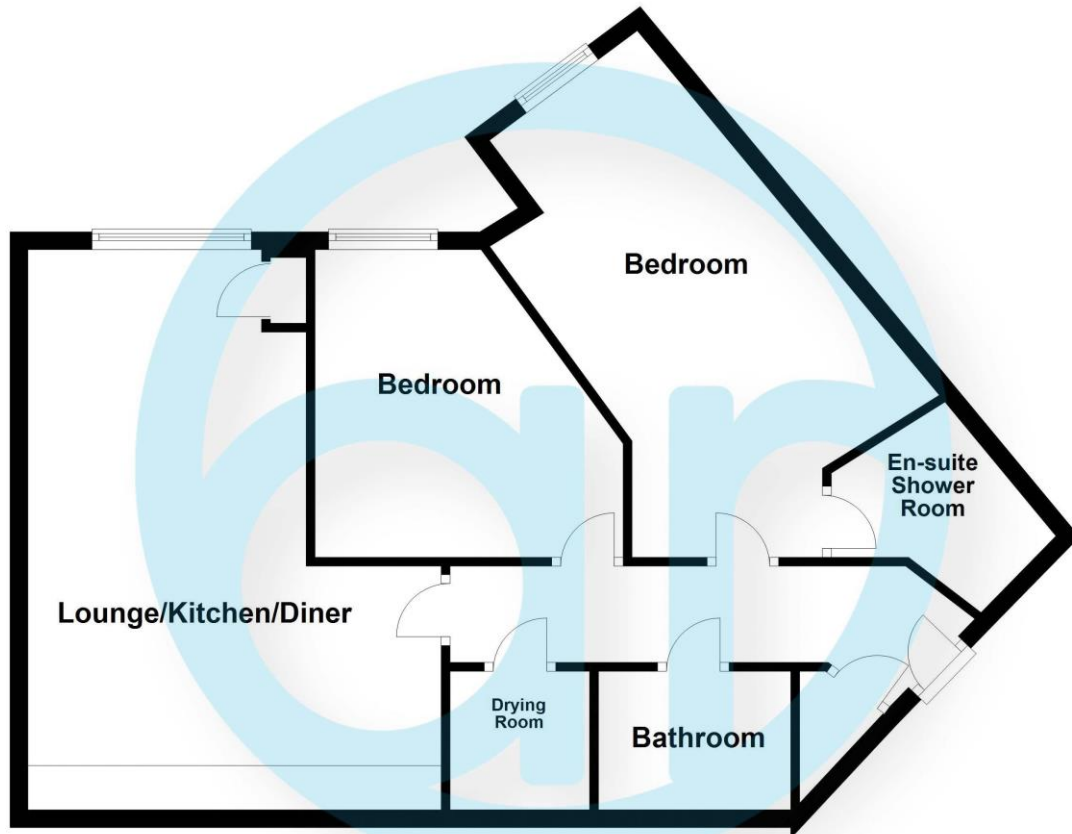
Maintenance, Ground Rent and Lease

Maintenance is paid at £545 per 6 months. The ground rent is £125 per 6 months. Lease is approximately 145 years.



Floor Plan

Approx. 69.0 sq. metres (743.1 sq. feet)



Total area: approx. 69.0 sq. metres (743.1 sq. feet)

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