



Stroudley House, 2, Cambrian Way, BN13 1FE

Offers over £240,000



We are pleased to present to the market this well-proportioned second floor, purpose-built apartment. The property offers two generously sized bedrooms, including a principal bedroom with en suite shower room. The open plan kitchen and living area boasts a modern design and is complemented by a Juliette balcony, providing a bright and airy space. Additional features include a family bathroom, an allocated parking space, and a secure bike store. Durrington-On-Sea railway station is conveniently located just 0.2 miles from the property, while local shopping facilities are easily accessible nearby on The Strand.



Key Features

- Second Floor Apartment
- Two Bedrooms
- Open Plan Kitchen/ Living Space
- Bathroom & En Suite Shower Room
- Juliette Balcony
- Allocated Parking Space
- Bike Store
- 0.2 Miles to Durrington-On-Sea Railway Station
- Local Shopping Facilities Nearby



2 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

The property is accessed via a secure entry phone system, providing entry to the communal entrance with stairs rising to the second floor. A secondary door opens into a hallway, leading to the front door of the apartment. Upon entering the apartment, you are welcomed by an inviting entrance hall offering access to all rooms, along with a storage cupboard and an airing cupboard. At the heart of the home is the impressive open-plan kitchen and living area, showcasing sleek white wall and base units complemented by integrated appliances. These include a fridge/freezer, dishwasher, washing machine, oven, gas hob, sink with drainer, and a separate drinking tap. This spacious and versatile area easily accommodates a dining table and living furniture, and it benefits from a Juliette balcony that enhances the sense of openness. The primary bedroom is generously sized and features an en suite shower room with a walk-in shower and glass screen, a wash hand basin with a mirror and storage, and a WC. The second bedroom is also a well proportioned double. Completing the apartment is a guest bathroom, comprising a bath with a shower over, a wash hand basin and a WC.

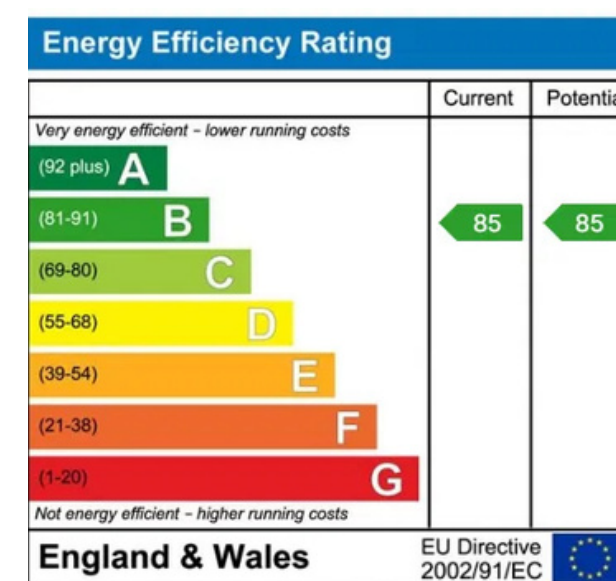
EXTERNAL

The property includes the convenience of an allocated parking space (number 260) and offers the additional benefit of a secure, locked bike store for added peace of mind.

SITUATED

The property is ideally situated in the sought-after Cissbury Chase development. Local shops and amenities are conveniently located nearby on The Strand, while Goring Road shopping parade is approximately 0.7 miles away, offering a diverse selection of shops, cafes, and restaurants. For leisure enthusiasts, Worthing Leisure Centre is just a short stroll away on Shaftesbury Avenue, approximately 0.2 mile from the property. The vibrant Worthing Town Centre, with its extensive shopping options, diverse restaurants, pubs, cinemas, theatres, and a variety of leisure facilities, is approximately 2 miles from your doorstep. Commuters will appreciate the proximity to Durrington-on-Sea train station, located just 0.2 miles away, providing excellent connectivity. In addition, a local bus stop is conveniently positioned nearby on The Boulevard, ensuring ease of travel throughout the area.





Property Details:

Floor area (as quoted by EPC: 60 sqm)

Tenure: Leasehold

Council tax band: B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.