



## WESTMORELAND HOUSE 27 STRAND PARADE WORTHING, BN12 6FQ

**£299,950**  
LEASEHOLD

\*\*\*\*\* MODERN TWO BEDROOM TOP FLOOR APARTMENT WITH BALCONY \*\*\*\*\*

Toomeys are delighted to offer this modern apartment on the 7th floor of the Westmoreland House Development, consisting of a dual aspect lounge with on balcony, modern fitted kitchen and integrated appliances, two double bedrooms and modern bathroom with shower over bath. The property also benefits from double glazing, lift access and being within walking distance of local amenities, Durrington train station, local bus routes and the Worthing Leisure Centre. Viewing Highly Recommend.

Please note: Photos taken at the time of the new build completion and for indicative use only.

Council Tax Band B - Adur and Worthing Council: £1,814.90

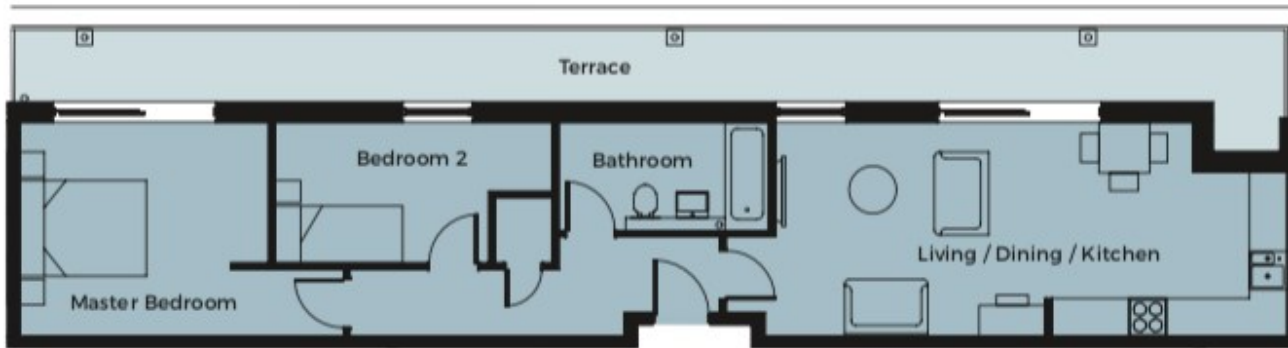
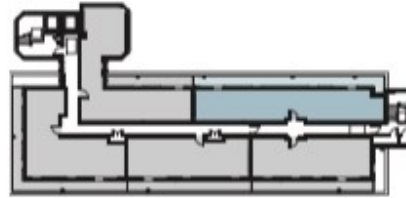


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**Living / Dining / Kitchen**  
8.80m x 3.35m 28'11" x 11'2"

**Master Bedroom**  
5.06m x 3.36m 16'9" x 11'2"

**Bedroom 2**  
4.34m x 2.22m 14'1" x 7'3"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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