



**Westmoreland House 27 Strand Parade, Goring-by-Sea, BN12**  
**£170,000**





**Property Type:** Flat

**Bedrooms:** 1

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** A

- Sixth Floor Apartment
- Dual Aspect Open Plan Living Room
- Views across South Downs National Park
- Modern Fitted Kitchen
- One Double Bedroom
- Fitted Shower Room
- Undercover Allocated Parking Space
- Close To Local Shops, Amenities & Mainline Train Station
- Passenger Lift
- Long Lease

We are delighted to present this beautifully appointed sixth-floor apartment, positioned within a well-regarded residential development in Goring-by-Sea. The property offers a spacious double bedroom, a light-filled dual-aspect open-plan living room, a stylish modern kitchen, and a contemporary shower room. Further benefits include an undercover allocated parking space, a long lease, and close proximity to local transport links and shopping facilities.







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#### **INTERNAL**

A secure communal front door with an entry phone system opens into a generous hallway, with stairs and a passenger lift providing access to the sixth floor. Upon entering the apartment, a private front door leads into a welcoming hallway offering access to all internal rooms. The dual-aspect open-plan living room is flooded with natural light through expansive full-width windows, creating a bright and airy atmosphere and enjoying views towards the South Downs National Park. This versatile space comfortably accommodates both living and dining areas. The modern kitchen, incorporated within the open-plan design, features sleek handleless gloss units, a laminate work surface, a stainless-steel sink, and integrated appliances. The generously sized bedroom, situated across the hallway, easily accommodates a king-size bed with additional furnishings, and also benefits from the same attractive views. The contemporary shower room is fitted with a full suite, comprising a walk-in shower cubicle, WC, and hand wash basin.

#### **EXTERNAL**

The property benefits from an undercover allocated parking space located to the rear of the development within a private residents' car park.

#### **SITUATED**

Westmoreland House is positioned on the west side of The Boulevard in a favoured residential location, just a few hundred yards from local shopping facilities. Durrington railway station on The Causeway is only a short walk away, while Worthing seafront lies approximately one and a half miles from the property. Worthing town centre is situated around two and a half miles to the east, offering an extensive range of shops, bars, and restaurants.

#### **TENURE**

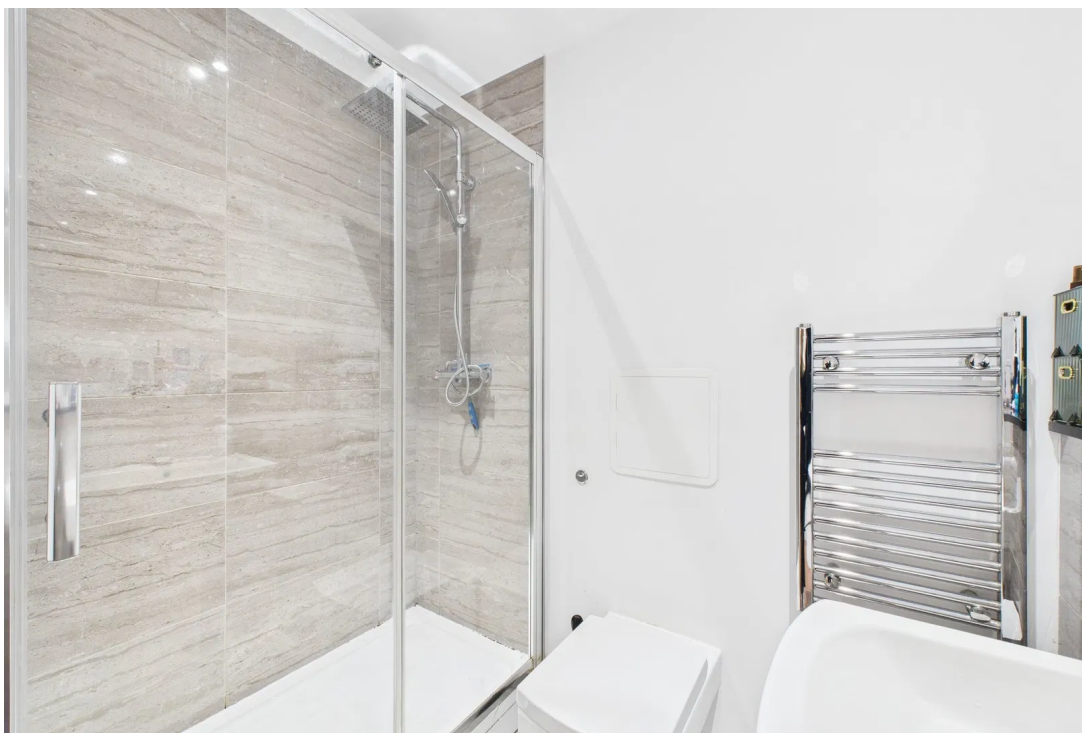
**LEASE: 118 Years Remaining**

**Ground rent - £168 per year (charged biannually)**

**Service charge - £1,488.72 per year (charged biannually)**

Building Insurance - £278.94 per year (charged annually)

Building Insurance admin fee - £21.99 per year (charged annually)





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

Whilst we endeavour to make out properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.