



20, 27, Westmoreland House Strand Parade, Goring-By-Sea, BN12 6FQ

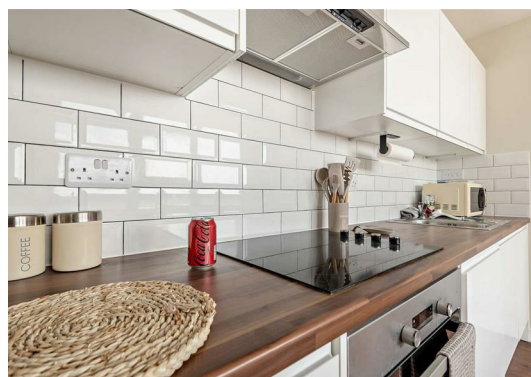
Offers in excess of £130 000

A stylish and well-presented one-bedroom apartment situated in a sought-after coastal location on Goring-by-Sea's popular Strand Parade. Offering contemporary open-plan living and just moments from the seafront, local amenities and excellent transport links, this apartment is ideal for first-time buyers, downsizers, holiday home purchasers or buy-to-let investors.

The accommodation comprises a welcoming entrance hall leading to a bright and spacious open-plan living, dining and kitchen area. Designed for modern living, the space provides ample room for relaxing, entertaining and dining, while the fitted kitchen offers a range of contemporary units, integrated appliances and generous worktop space.

The apartment also features a well-proportioned double bedroom and a modern bathroom fitted with a three-piece suite.

Perfectly positioned on Strand Parade, residents can enjoy an excellent selection of cafés, restaurants, shops and the beach, all within a short walk, while Goring-by-Sea railway station provides convenient connections to Worthing, Brighton and London.



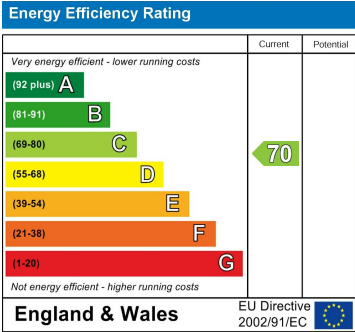
Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Leasehold Information

118 years remaining on the lease
Ground rent: £200 per annum
Maintenance charge: £1,476.63 per annum

This information is provided by the vendor and should be verified during the conveyancing process.



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