



Westmoreland House 27 Strand Parade, Goring-by-Sea, BN12

Offers Over **£150,000**



Property Type: Flat

Bedrooms: 1

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: A

- Second Floor Apartment
- One Double Bedroom
- Modern Fitted Kitchen
- Modern Shower Room
- Long Lease
- Passenger Lift
- Allocated Undercover Parking
- Bike Shed
- Close To Local Shopping Facilities
- Transport Links Nearby

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





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INTERNAL

A secure communal entrance with entry phone system opens into a spacious communal hallway, with stairs and a passenger lift providing access to the apartment. A private front door opens into a welcoming entrance hall, with doors leading to all rooms. The impressive open-plan living space is flooded with natural light from expansive full-width windows, creating a bright and airy feel with ample space for both living and dining furniture. The contemporary kitchen is seamlessly incorporated into the open-plan design and features sleek handleless gloss units, laminate work surfaces, a stainless-steel sink and a range of integrated appliances. Across the hallway is a double bedroom, offering ample space for wardrobes and benefitting from a large window providing plenty of natural light. Completing the accommodation is a modern shower room, fitted with a walk-in shower enclosure, WC and wash hand basin.

EXTERNAL

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

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

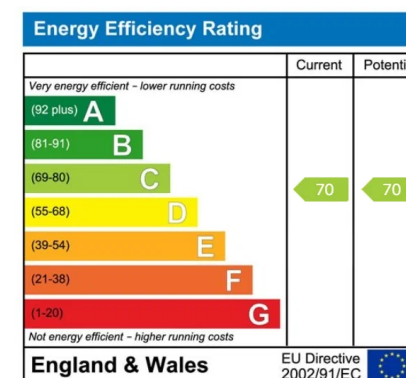
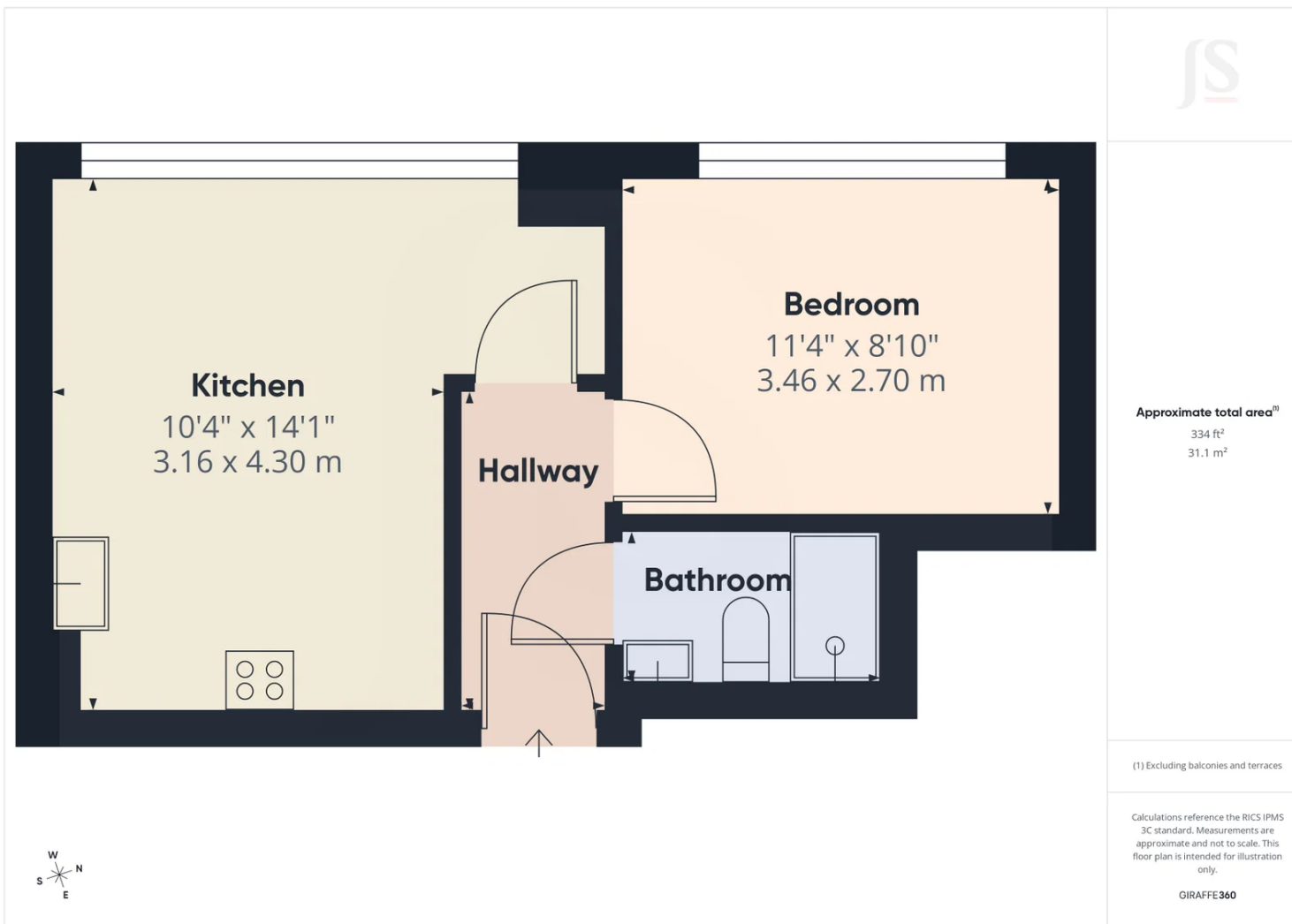
Ground rent - £150 per year per annum.

Service charge - £1440 PER annum includes the reserve fund.

Building Insurance - £278.94 per year (charged annually)

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





Whilst we endeavour to make our 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.