



27 Strand Parade, Goring-by-Sea, BN12 6FQ
£165,000



Property Type: Flat

Bedrooms: 1

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: A

- Purpose Built Flat
- One Bedroom
- Modern Kitchen
- Modern Bathroom
- Open Plan Kitchen/ Living Room
- Long Lease
- Allocated Parking Space
- Passenger Lift to Third Floor
- Chain Free
- Close To Local Shopping Facilities

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





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INTERNAL

A secure communal entrance with an entry-phone system opens into a spacious hallway, with stairs and a passenger lift providing access to the third floor. Upon entering the apartment, a private front door leads into a welcoming entrance hall with access to all rooms. The open-plan kitchen/living area features contemporary white units and integrated appliances, including a fridge/freezer, oven, electric hob, and washing machine, along with a stainless-steel sink and drainer. There is ample space for a dining table and comfortable living furniture. The bedroom is a well-proportioned double, offering plenty of room for furnishings. The bathroom includes a bath with an overhead shower and glass screen, as well as a wash hand basin and WC.

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
Service charge - £1594 per year

Building Insurance - £278.94 per year (charged annually)
Building Insurance admin fee - £21.99 per year (charged annually)





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.