



JAMES & JAMES

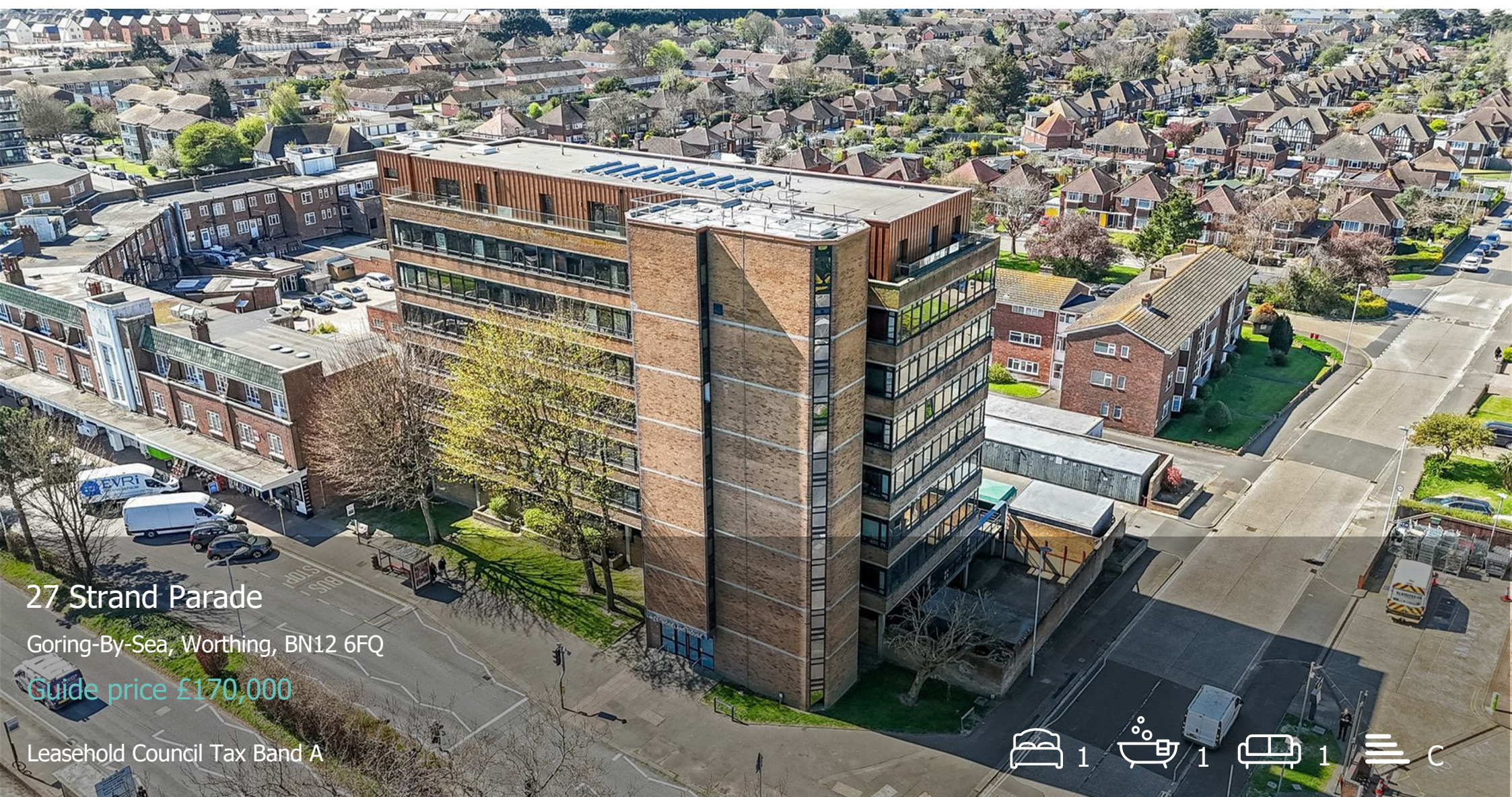
ESTATE AND LETTING AGENTS

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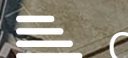


27 Strand Parade

Goring-By-Sea, Worthing, BN12 6FQ

Guide price £170,000

Leasehold Council Tax Band A



We are delighted to offer for sale this superb purpose built apartment, ideally situated in a convenient and well connected position of Goring, close to local amenities and excellent transport links.

The accommodation comprises a secure entry phone system leading into a well maintained communal entrance entrance with both lift and stair access to the second floor. The entrance hall leads to a stunning modern shower room with walk in shower, a good size double bedroom and a stylish open plan kitchen/lounge. The kitchen is fitted with a range of base and eye level units, integrated appliances and ample worktop space, whilst the lounge enjoys stunning westerly views and plenty of natural light.

The property is presented in excellent decorative order throughout and benefits from double glazing, electric heating and a long lease.

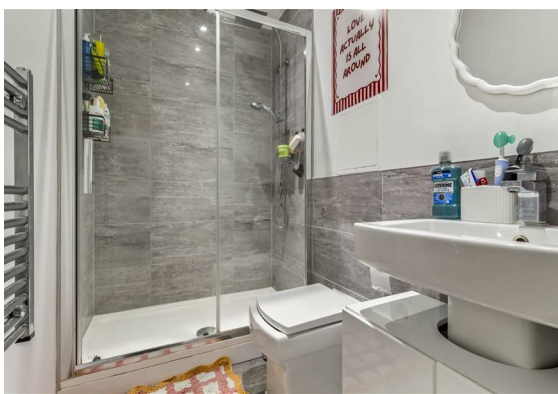
Externally, there is an allocated parking space located to the rear of the building.

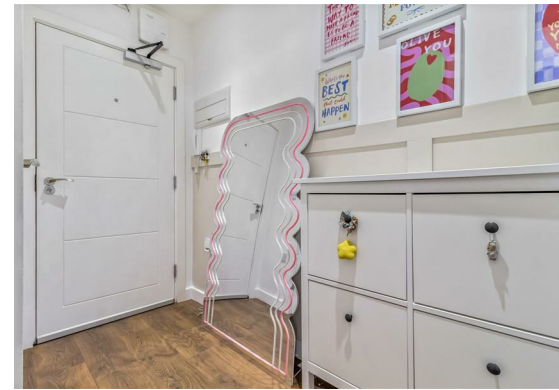
Situated within Westmoreland House, local shops at Strand Parade cater for everyday needs, whilst Worthing town centre is approximately three miles away offering a wider range of shopping, leisure and dining facilities. Durrington railway station is located at the end of the road, providing excellent transport links, and Fit4Leisure is also close at hand.

Service charge - £1136pa
Lease yrsr remaining - 117

Secure Entry Phone Communal
Entrance

Passanger Lift/Stairs To Second
Floor





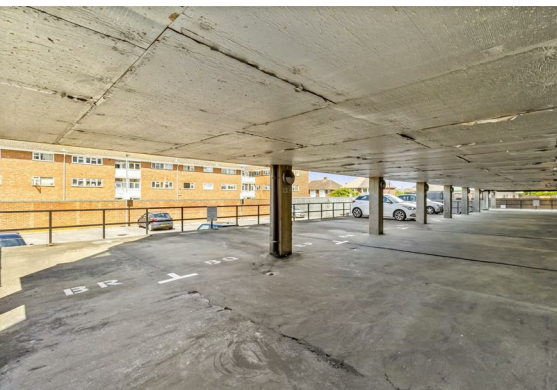
Entrance Hall

Double Bedroom
11' x 9'2 (3.35m x 2.79m)

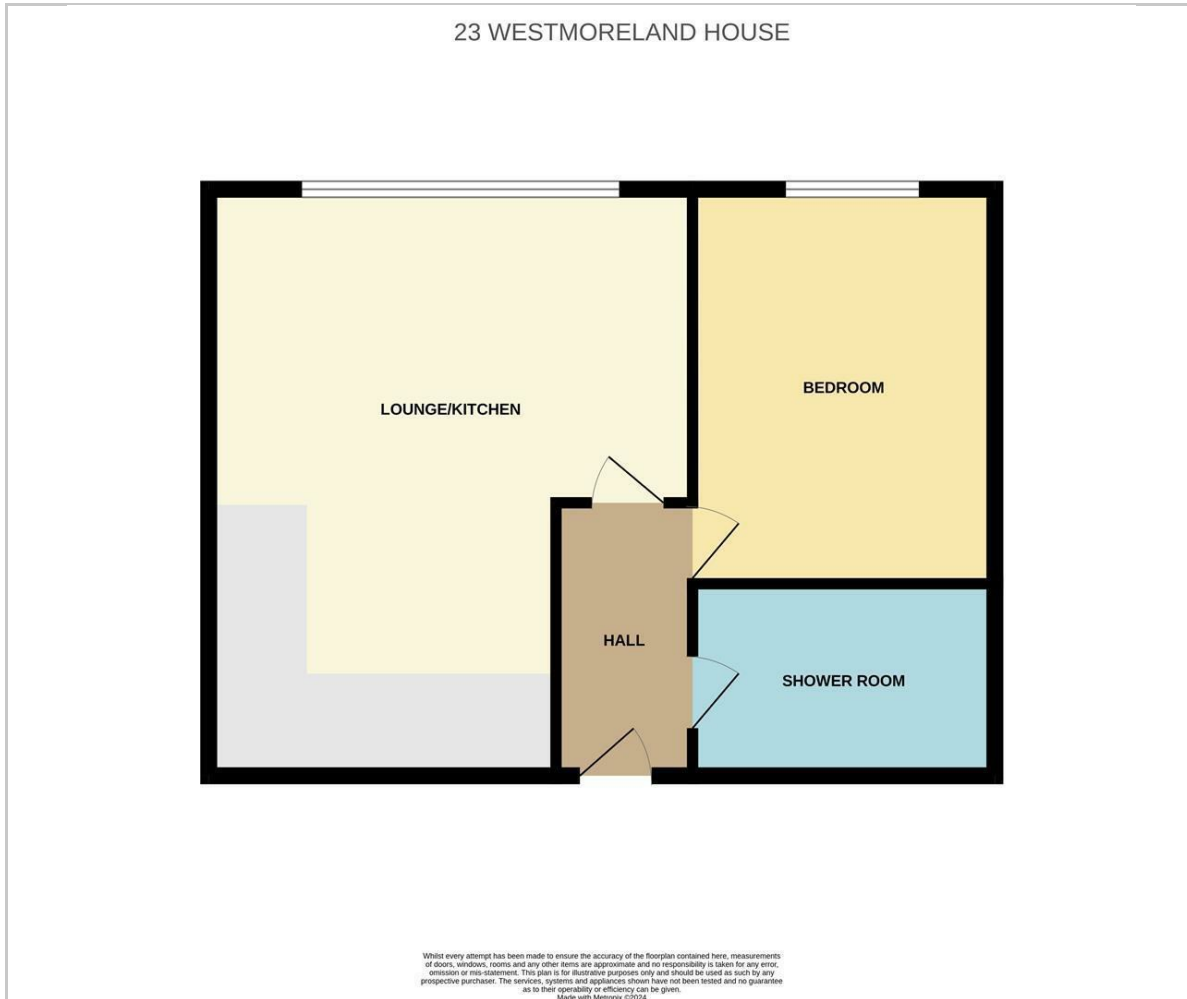
Open Plan Kitchen/Lounge
14'5 x 14'1 (4.39m x 4.29m)

Modern Fitted Shower Room

Allocated Parking Space



Floor Plan



Viewing

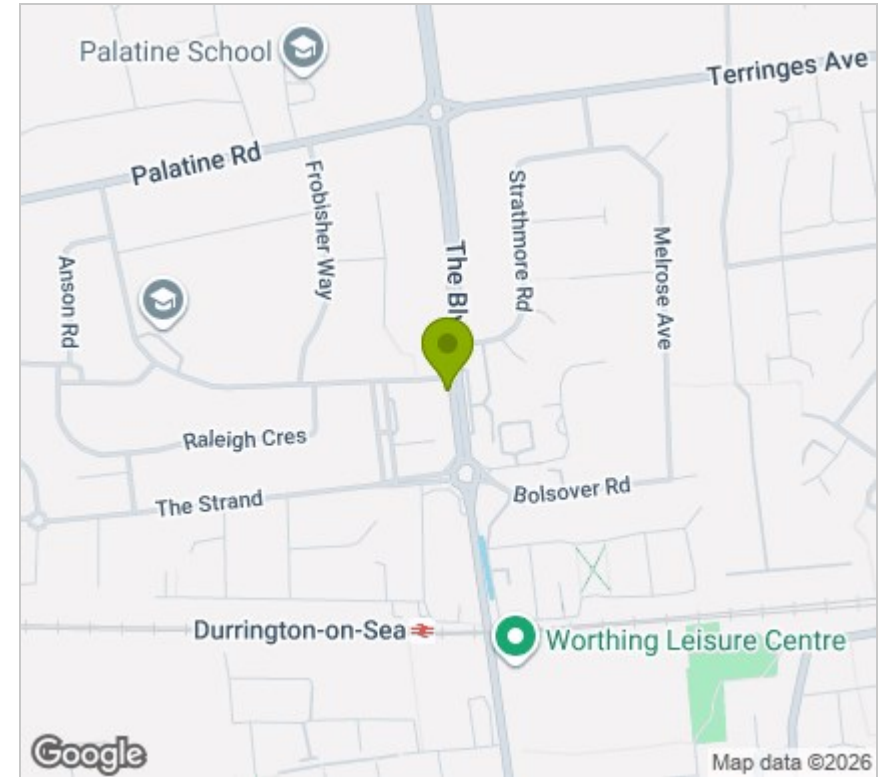
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

