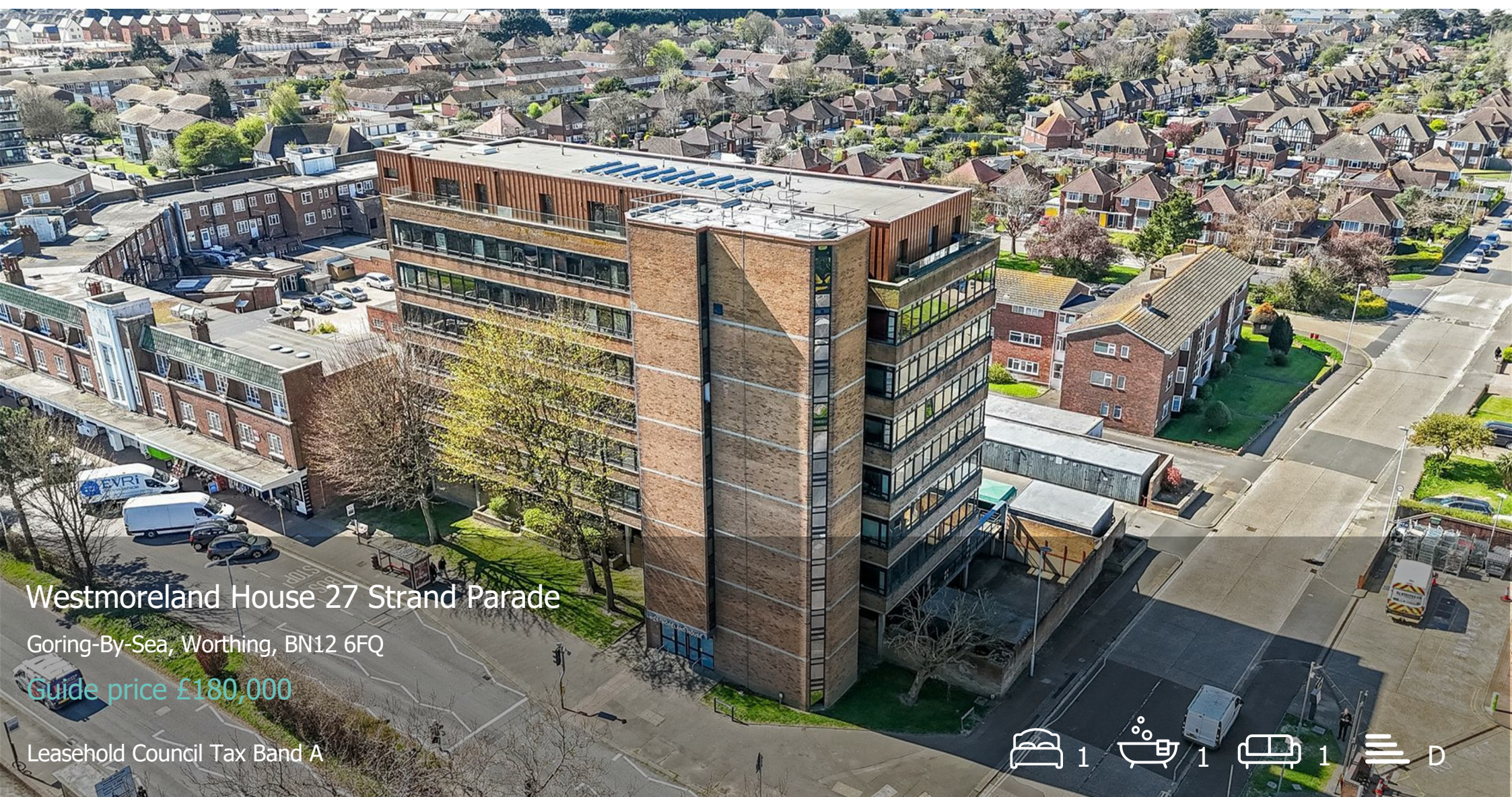




Westmoreland House 27 Strand Parade

Goring-By-Sea, Worthing, BN12 6FQ

Guide price £180,000

Leasehold Council Tax Band A

We are delighted to offer for sale this beautifully presented apartment, ideally situated in a convenient position in Goring.

The accommodation comprises an entrance hall leading through to a superb open plan kitchen, dining and living space, featuring a modern high gloss fitted kitchen with a range of base and eye level units and integrated appliances. There is a double bedroom with a fitted wardrobe and a stylish bathroom suite.

The property is extremely well presented throughout and benefits from electric heating, double glazing and a long lease.

Westmoreland House is accessed via a smart communal entrance lobby, with both lift and stair access to all floors. The building is surrounded by well maintained communal areas, and the apartment further benefits from an allocated underground parking space within the private residents car park.

The location is particularly convenient, with local shops and services close by, along with Worthing Leisure Centre and excellent public transport links, including Durrington railway station. The seafront and Worthing town centre are also within easy reach, offering a fantastic choice of leisure facilities, shops, cafés and restaurants.

Lease remaining: 118
Service charge: £1595.72pa
Ground rent: £170.00pa





Entrance Hall

Spacious Kitchen/Dining/Living
Room
19'8 x 10'6 (5.99m x 3.20m)

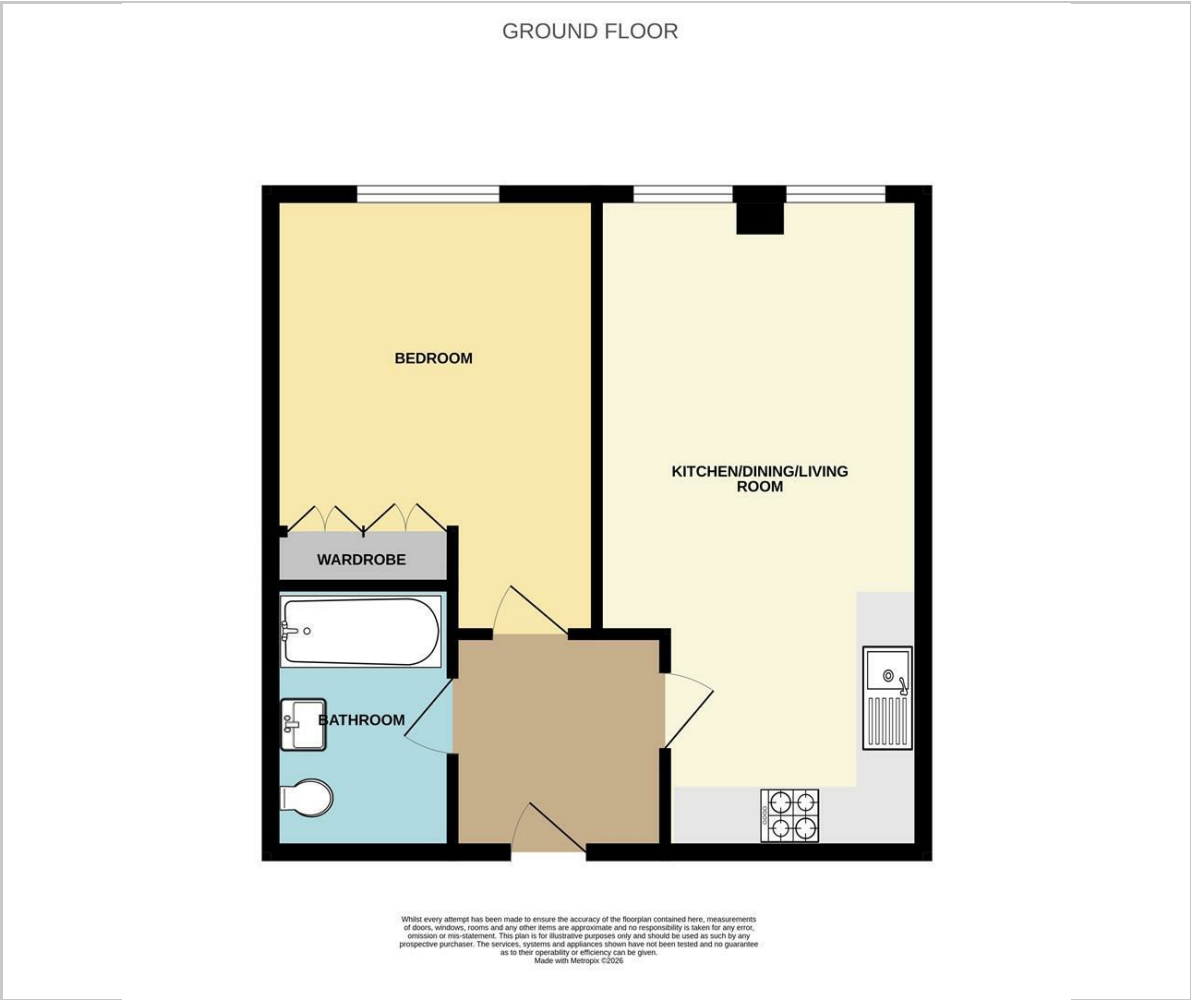
Double Bedroom With Fitted
Wardrobe
13'9 x 6'9 (4.19m x 2.06m)

Bathroom

Allocated Underground Parking
Space

Long Lease

Floor Plan



Viewing

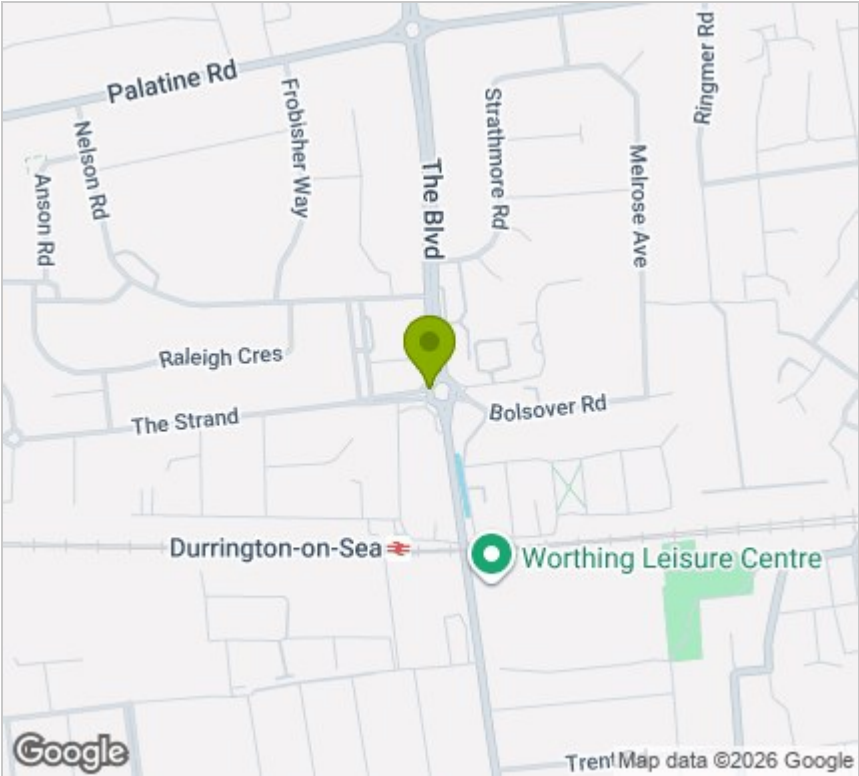
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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 firms 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

