



60 Westmoreland House Strand Parade, Worthing, BN12 6FQ  
Asking Price £170,000

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Immaculately presented fifth floor one bedroom apartment benefiting from incredible views across the South Downs. The well-appointed accommodation briefly comprises an entrance hall, a bright open-plan lounge/diner with modern fitted kitchen, a generous double bedroom, and a stylish contemporary bathroom. Externally, the property benefits from private allocated parking. Additional features include triple glazed windows, electric heating, and a long lease. Converted in 2017, this modern development is accessed via a secure telephone entry system and offers two passenger lifts with stair access to all floors. Ideally situated within easy reach of local shops, bus routes, and Durrington-on-Sea train station.

- Fifth Floor Flat
- One Double Bedroom
- Incredible Views Towards The South Downs
- Modern Open Plan Kitchen/Lounge/Diner
- Contemporary Bathroom
- Entry Phone
- Lift Access
- Within Walking Distance To Shops & Train Station





### Communal Entrance

Secure telephone entry system. Individual numbered letter boxes. Two passenger lifts or stairs to fifth floor.

### Personal door to:

#### Entrance Hall

Entry telephone. Levelled ceiling. Inset spotlights. Hard flooring.

#### Open Plan Lounge/Diner/Kitchen

2.82 x 5.43 (9'3" x 17'9")

Triple glazed tilt and turn windows with beautiful views across the South Downs via North and West aspect. 'Perfect fit' blinds. Electric radiator. TV point. Wood effect laminate flooring. Levelled ceiling. Inset spotlights. Space for lounge and dining room furniture.

Kitchen comprising of wood effect roll edge

work surfaces incorporating single drainer stainless steel sink with mixer tap over. Four ring electric hob with tiled splashback and extractor canopy above and fitted oven/grill below. Integrated fridge/freezer, slimline dishwasher and washing machine. Range of matching soft close cupboards, drawers and wall units. Cupboard also housing water tank. Extractor fan.

#### Double Bedroom

2.91 x 3.23 (9'6" x 10'7")

Triple glazed tilt and turn windows with views across the South Downs with 'perfect fit' blinds. Electric radiator. TV point. Wood effect laminate flooring. Levelled ceiling. Inset spotlights.

#### Bathroom/WC

1.30 x 1.95 (4'3" x 6'4")

Modern fitted suite comprising; step in double shower cubicle with rainfall shower head. Push

button W.C with concealed cistern. Pedestal wash hand basin with mixer taps. Chrome wall mounted electric towel rail. Extractor fan. Part tiled walls with tiled floor. Wall mounted mirror.

### External

#### Allocated Parking Space

Located to the rear of the development. Space 'BD'

#### Required Information

Length of lease: 118 years

Annual service charge: Approx. £1,500

Annual ground rent: £165

Council tax band: A

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



FIFTH FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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