



Westmoreland House, 27 Strand Parade, Worthing, BN12 6FQ
Offers Over £170,000

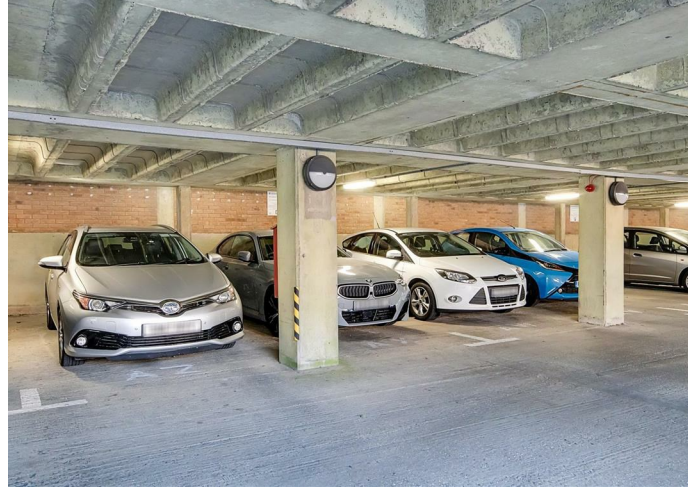
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A one bedroom, fifth floor flat located in the popular Westmoreland House benefiting from a Westerly aspect and allocated parking space. Conveniently placed near local shops and within walking distance to Durrington-On-Sea train station and popular bus routes. The accommodation briefly comprises; entrance hall, living room/kitchen with integrated appliances, double bedroom and modern bathroom/wc. The property comes with an allocated covered parking space to the rear of the building. CHAIN FREE

- One Bedroom Flat
- Fifth Floor & West Facing
- Converted In 2019
- Lift Access
- Well Presented Throughout
- Long Lease
- Close To Train Station & Shops
- Chain Free





Communal Entrance

Secure communal door with phone entry system.

Two passenger lifts or stairs to the fifth floor

Private Front Door

Open Plan Kitchen/Lounge/Diner

4.32m x 3.68m (14'2" x 12'0")

Range of white gloss base and wall cabinets. Integrated oven, fridge/freezer, washing machine and slimline dishwasher. Hob with extractor fan above. Sink incorporating drainer with mixer tap above. Hard flooring. Wall mounted electric heater. Spotlights. Tilt and turn windows.

Bedroom

3.56m x 2.49m (11'8" x 8'2")

Double bedroom. Hard flooring. Pendant light. Wall mounted electric heater. Tilt and turn windows.

Bathroom/wc

White suite comprising panelled bath with mixer tap, glass shower screen, all mounted controls with over head rainfall shower and separate handheld attachment. Pedestal wash hand basin with mixer tap. Concealed cistern wc. Ladder style towel radiator. Part tiled walls and tiled floor. Extractor fan.

Parking

One allocated parking space in car park to rear which is undercover.

Required Information

Length of lease: 117

Service charge: £600 every 6 months

Annual ground rent and building insurance: £300pa

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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