



16 Westmoreland House Strand Parade, Worthing, BN12 6FQ
Guide Price £150,000

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Guide price £150,000 - £160,000. A great opportunity to acquire this one bedroom second floor flat in the ever popular Westmoreland House. Located conveniently near local shops and within walking distance to Durrington-On-Sea train station. The accommodation briefly comprises of; a beautifully presented Kitchen/Dining/Living Space, Double Bedroom and fully fitted Bathroom. The flat also comes with an allocated covered parking space to the rear of the building.

- Second Floor Flat
- Beautifully Presented Throughout
- Integrated Appliances
- Convenient Location
- Parking Space
- Great First Home
- Immaculate Condition
- Lift Access





Communal Entrance

The development is accessed via a secure telephone entry system with two passenger lifts and stairs to all floors. Door to;

Entrance Hall

Wood effect flooring. Wall mounted entry phone. Fuse Box. Inset spotlights.

Open Plan Lounge/Diner/Kitchen

Fully integrated kitchen with single drainer stainless steel sink with mixer tap over, fridge/freezer, electric cooker & hob, extractor fan, slimline dishwasher and washing machine. Range of matching soft close cupboards, drawers and wall units. Wood effect roll edge work surfaces and white tiled splashback. Space for dining table and lounge furniture.

Wood effect flooring throughout. inset spotlights. Triple glazed tilt and turn windows. TV point and ample power sockets.

Bedroom

Double East facing bedroom. Triple glazed tilt & turn windows. Electric Heater. TV point. Spotlights. Wood effect flooring.

Bathroom

Modern white suite with a full length bath with mixer tap over, wall mounted dual function shower head and glass shower screen. Wash band basin with mixer tap and tiled splashback. Concealed cistern push button w/c. Heated towel radiator. Spotlights. Extractor fan.

Parking

Allocated parking space to the rear of the building.

Required Information

Length of lease: 118

Service charge: £120 per month

Annual ground rent: £150

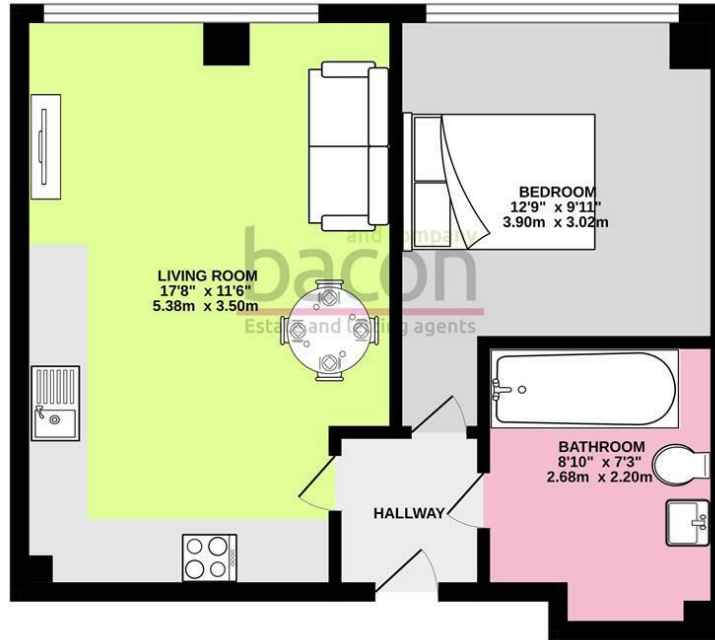
Council tax band: A

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



Eat.

GROUND 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. Made with Metropix ©2020

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		70	70
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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