



55 Westmoreland House, 27 Strand Parade, Goring, BN12 6FQ

Asking Price £170,000

We are delighted to present this beautifully appointed fifth-floor apartment, positioned within a well-regarded residential development in Goring-by-Sea. The property offers a spacious double bedroom, an open plan stylish modern kitchen/ living room with beautiful views and a modern bathroom. Further benefits include an undercover allocated parking space, long lease and close proximity to local transport links and shopping facilities. No onward chain.

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## Main front door to

A large and impressive communal reception area with post boxes greets you upon entry, with entry-phone system and internal doors to the parking area. Two passenger lifts and staircases elevate you to the fifth floor landing area.

## Front door to:

### Entrance hall

Entry phone

### Lounge/kitchen

19'7 x 10'1 (5.97m x 3.07m)

Kitchen: With a range of wall and base units with work surfaces incorporating a stainless steel single drainer sink unit. Built in electric hob with oven and grill under and extractor fan over, integrated fridge/freezer and washing machine, tiled splash back and inset ceiling spot lighting.

Lounge: Electric wall mounted heater, double glazed windows to the front and side with far reaching views across Worthing and towards the Downs. Inset ceiling spot lighting.

### Bedroom

11'8 x 9'1 (3.56m x 2.77m)

Electric wall mounted heater, fitted wardrobe with mirror fronted sliding doors, recess shelving, double glazed window with views and inset ceiling spot lighting.

### Bathroom

White suite comprising paneled bath with mixer tap and mains shower over, glass shower screen, pedestal wash basin, low level wc, tiled flooring and inset ceiling spot lighting.

### Allocated parking space AU

Undercover allocated parking space to the rear of the development.

### Agents note

Lease: 118 years remaining

Service charge £130 per month

Ground rent £165 per annum

Building insurance £278.94 (charge Annually)

Remus Management

### Disclaimer

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RATES NB: No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. Room Measurements Are Given For Guidance Only And Should Not Be Relied Upon When Ordering Such Items As Furniture, Carpets Or Appliances. No liability is Taken for any Error, Omission or Misstatement. The Agents Have Not Tested Any Apparatus, Equipment, Fittings Or Services So Cannot Verify That They Are In Working Order. A party Must rely on its own Inspections and the Buyer Is Advised To Obtain Verification From Their Solicitor Or Surveyor on the Freehold/leasehold status of the property. MORRISSEYS OFFER A FULLY COMPREHENSIVE LETTING SERVICE AND ARE ABLE TO ADVISE YOU FREE OF CHARGE THE APPROXIMATE RENTAL VALUE OF THIS PARTICULAR PROPERTY. VIEWING STRICTLY BY APPOINTMENT WITH MORRISSEYS.

