Robert Luff & Co

Westmoreland House, Goring-By-Sea

Leasehold - Offers Over £157,000

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Description

Robert Luff & co are delighted to offer this 6th floor modern purpose built flat with stunning views over the town, toward the sea and Sussex Downs. Living accommodation comprises and inner hall with doors to all rooms, lounge with open plan modern fitted integrated kitchen, with double glazed window to front with stunning views, modern wood floor and modern neutral decor. There is a double bedroom also with fantastic views, finally there is a modern fitted bathroom suite. Further benefits include parking. It is located close to local schools, shops and transport link with mainling train station a short walk away. The property is being offered chain free.

Key Features

- Purpose Built Flat
- Double Bedroom
- Open Plan Kitchen
- Leasehold
- Council Tax Band - A
- Panoramic Views
- Modern Finish Throughout
- Allocated Parking
- EPC - D

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Entrance Hall

Bedroom One
3.56 x 2.77 (11'8" x 9'1")

Bathroom
1.69 x 2.08 (5'6" x 6'9")

Kitchen / Living Area
6.20 x 3.10 (20'4" x 10'2")

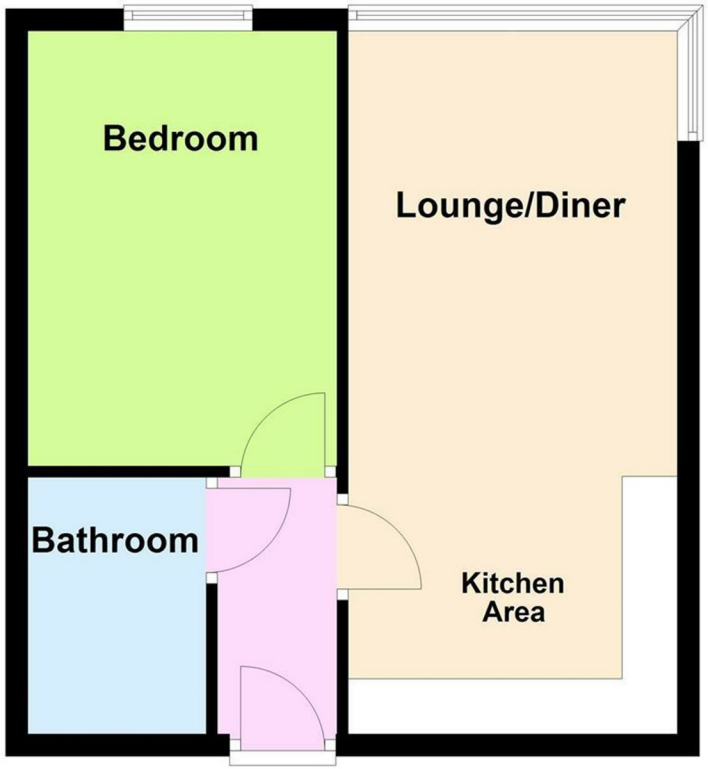
Parking
Located to rear of building accessed via Nelson Road.

Agents Note
Service Charge - £1560 PA
Ground Rent - £170 - PA
Lease Length - 117 years remaining

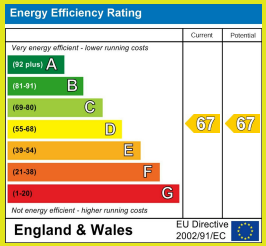
Floor Plan Westmoreland House

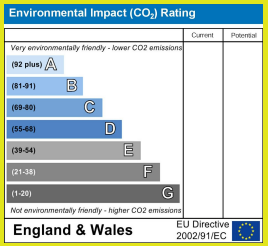
Floor Plan

Approx. 37.4 sq. metres (402.4 sq. feet)



Total area: approx. 37.4 sq. metres (402.4 sq. feet)





The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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