



WESTMORELAND HOUSE



Strand Parade, Worthing

Offers In Excess Of
£165,000
Leasehold

- 4th Floor Apartment
- Open Living Area
- Modern Finish
- Long Lease
- One Bedroom
- Allocated Parking
- EPC - D
- Views Towards Highdown

Robert Luff & Co are pleased to present this one double bedroom fourth floor apartment located in Worthing. The property offers good living space and is finished to a good standard. It benefits the remainder of a 10 year guarantee and has relatively low service charges too. It is located close to local schools, shops and transport links and has the benefit of an allocated parking space. It would make for an ideal first home or buy-to-let investment, internal viewing advised.

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**Robert
Luff & Co**
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Accommodation

Entrance Hall

Secure entry phone system, wall mounted fuse box, laminate flooring.

Living Area 14'6" x 14'2" (4.44 x 4.32)

Measurements to include built in units. Range of matching floor and wall units with integrated fridge/freezer, dish washer, washer/drier and electric oven with four point halogen hob and extractor over, cupboard housing hot water tank, inset stainless steel sink with mixer tap over, laminate flooring, large west facing double glazed window with views towards highdown, electric eco radiator.

Bedroom 11'11" x 8'2" (3.64 x 2.50)

Double glazed window to rear, electric eco radiator, laminate flooring

Bathroom 7'7" x 5'7" (2.32 x 1.71)

White bathroom suite, low level W.C, pedestal wash hand basin with mixer tap over, PVC panelled bath with glass screen and thermostatic shower over, part tiled walls and tiled shower area, tiled floor, electric heated towel rail, extractor fan.

Parking

Allocated parking space "G" - located to the rear of the building and accessed via Nelson Road

Agents Note

Lease - 125 years from 2019

Maintenance - £846.10 PA (paid £423.05 every 6 months)

Ground Rent - £150 PA (paid £75 every 6 months)

If the property were to be rented out we suspect that the property would achieve a rental figure of £750 - £775 PCM



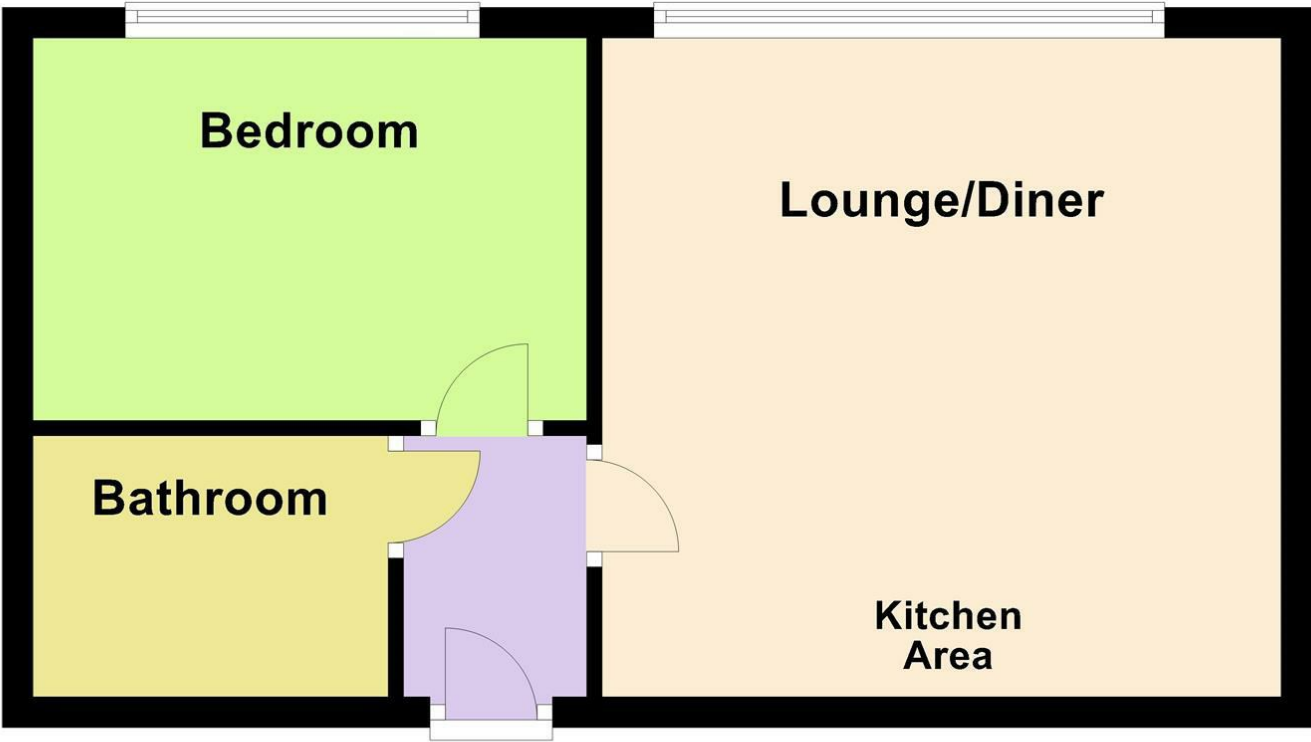
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Floor Plan

Approx. 35.1 sq. metres (378.0 sq. feet)



Total area: approx. 35.1 sq. metres (378.0 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.