



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

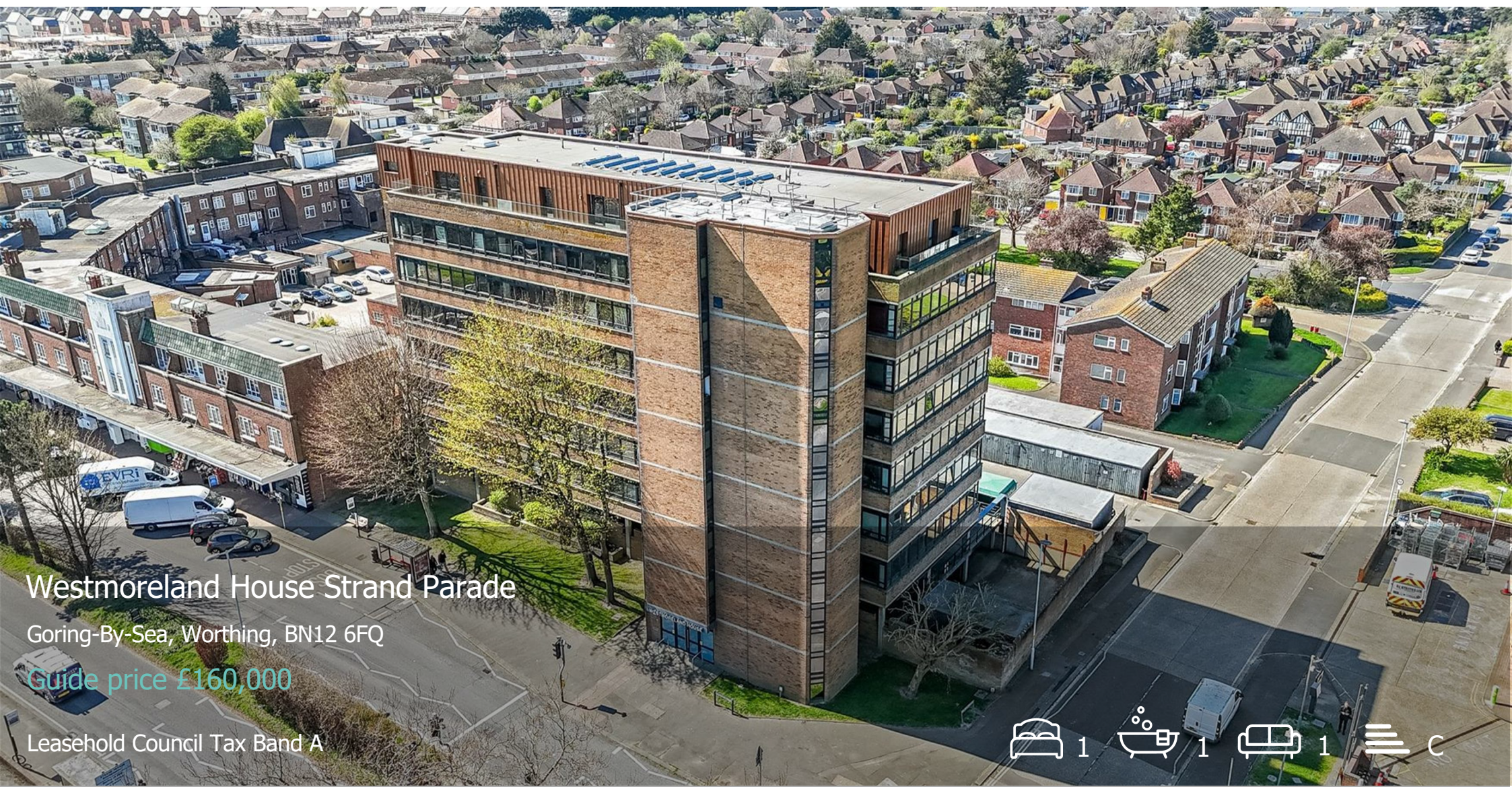
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50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

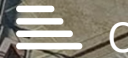


## Westmoreland House Strand Parade

Goring-by-Sea, Worthing, BN12 6FQ

Guide price £160,000

Leasehold Council Tax Band A



James & James Estate Agents are delighted to offer for sale this beautiful NEWLY REFURBISHED ONE BEDROOM APARTMENT

A one bedroom modern apartment refurbished by Stonegate Homes with PANORAMIC VIEWS to the Southdown's & having a sunny disposition. Immediate facilities including access to Durrington mainline station, Worthing Leisure Centre & Field Place Fitness centre. Field Place has both indoor and outdoor bowling club. Several restaurants/ takeaways/Pub/CO-OP/butchers/ green groceries and Petrol station just around the corner.

- Passenger Lift
- Allocated Parking
- Remainder of a long lease
- Modern High Gloss Kitchen with integrated appliances
- Modern Bathroom
- Ideal First Time Buy
- Ideal Buy To Let
- Close to Station
- Well maintained
- Sole agents
- Viewing recommended.

Lease years remaining - 118  
Service charge - £1440 pa (approx)  
Ground rent - £150 pa

ENTRANCE

Communal Entrance Hall

Entrance Hall

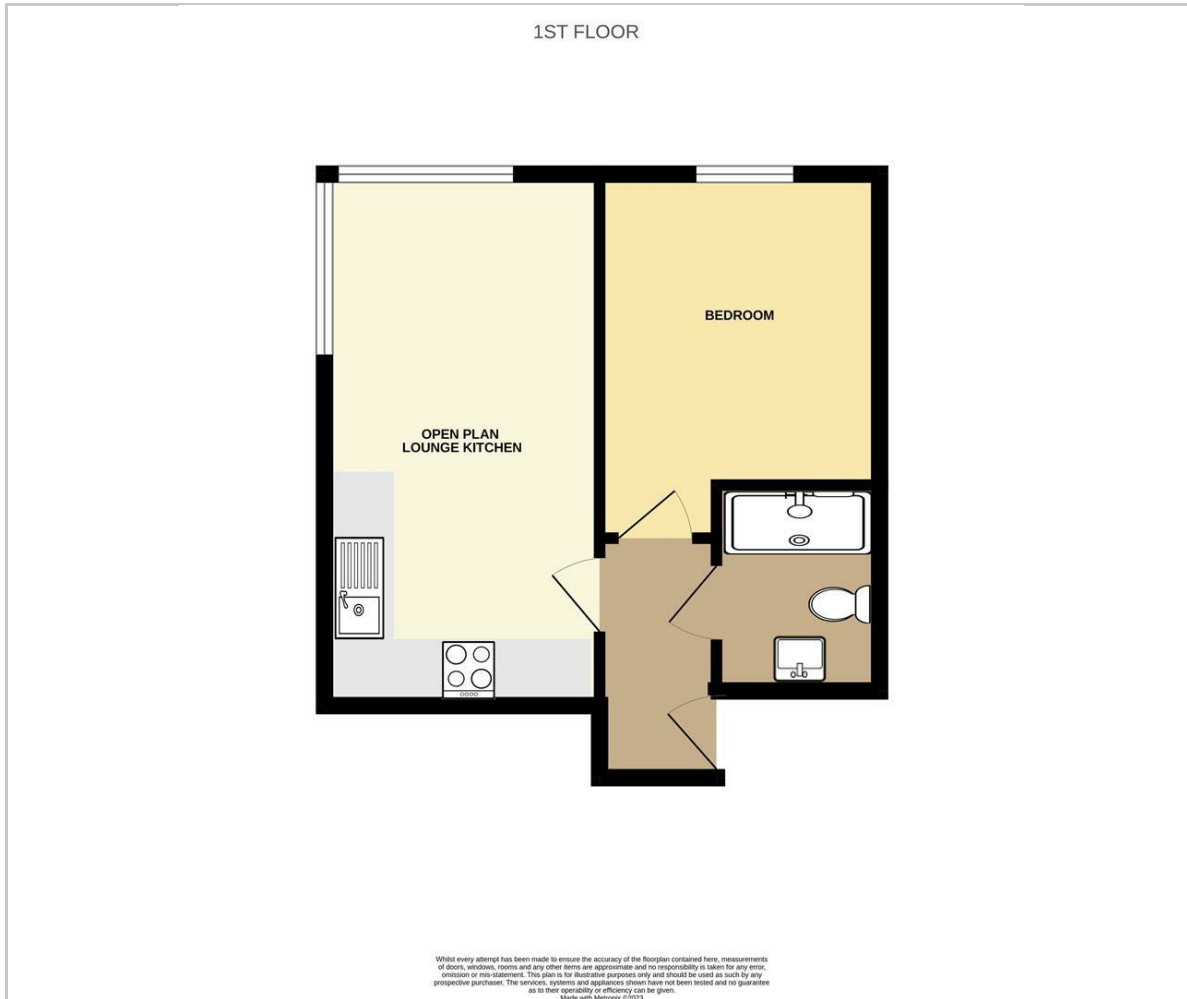
Open Plan Lounge Kitchen  
18'1 x 9'4 (5.51m x 2.84m)





Bedroom  
10'7 x 9'6 (3.23m x 2.90m)  
Shower Room  
OUTSIDE  
Allocated Parking Space

## Floor Plan



## Viewing

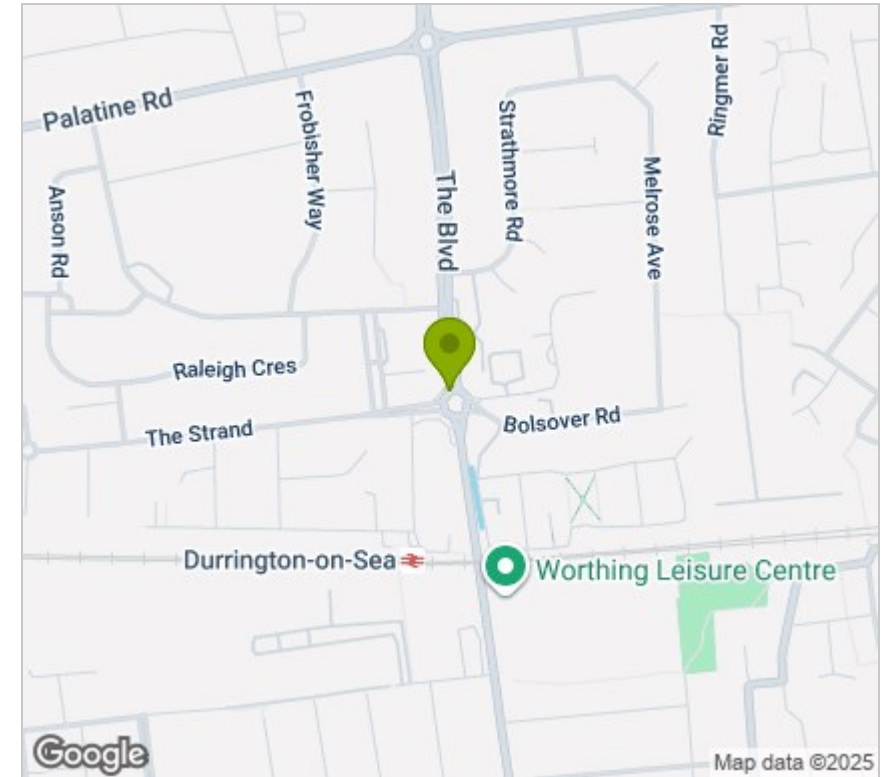
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



## Area Map



## Energy Efficiency Graph

