



JAMES & JAMES
ESTATE AND LETTING AGENTS

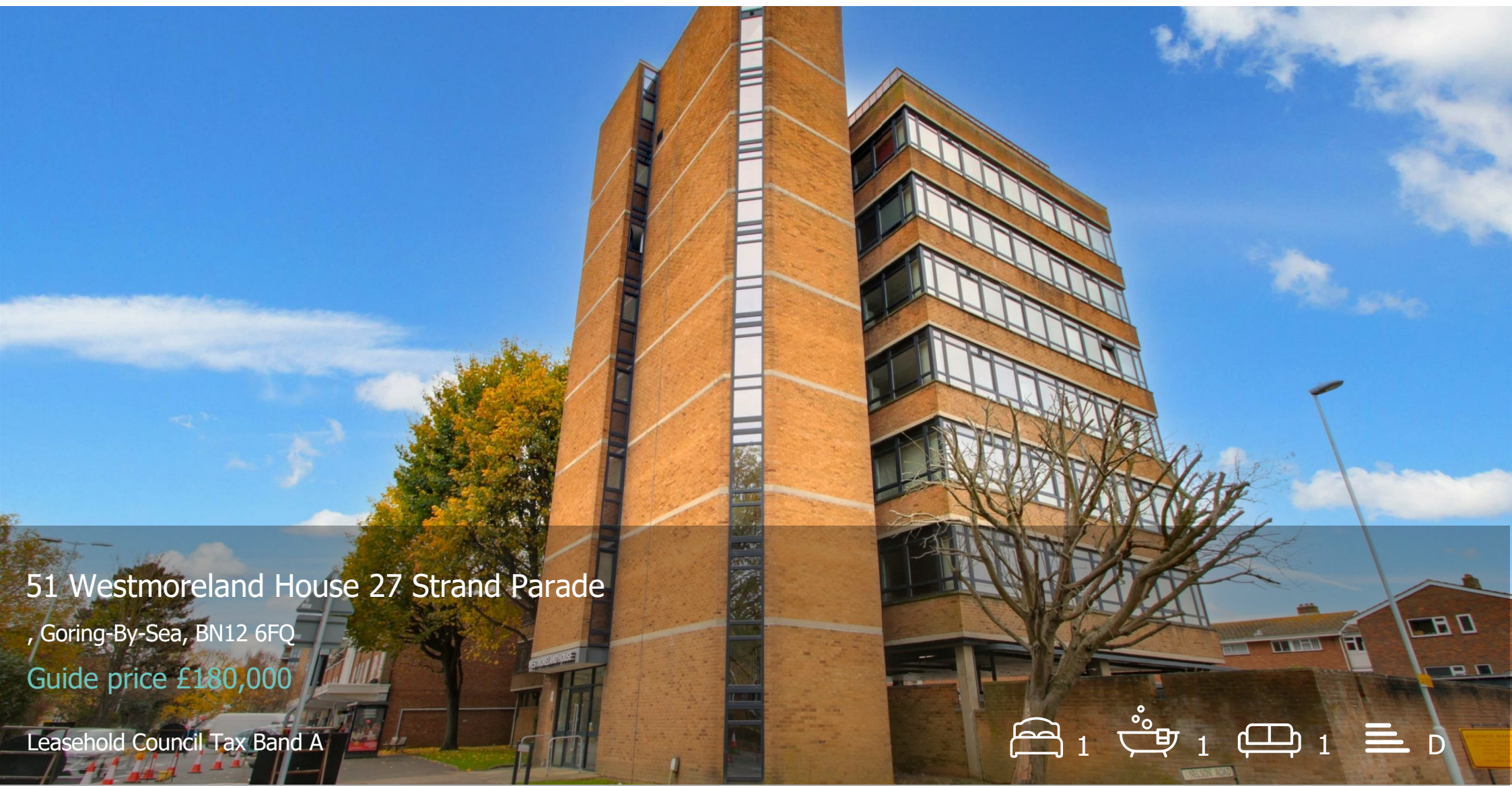
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50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



51 Westmoreland House 27 Strand Parade

, Goring-By-Sea, BN12 6FQ

Guide price £180,000

Leasehold Council Tax Band A



We are delighted to offer for sale this extremely WELL PRESENTED apartment located on the 5th floor of Westmoreland House.

The accommodation comprises entrance hall, spacious open plan kitchen/ diner/ lounge with high gloss kitchen and a range of integrated appliances. There is a DOUBLE BEDROOM with space for wardrobe and STYLISH bathroom with shower over bath.

Further benefits include modern electric heating, a remainder of a LONG LEASE and an ALLOCATED PARKING SPACE located at the rear of the block.

In our opinion viewing is essential to fully appreciate both the excellent presentation and ideal location of this sought after one bedroom apartment.

Westmoreland House is located on Strand Parade which boasts a lovely shopping parade including bakeries, butchers and traditional supermarket amenities. Durrington train station is just a short distance away providing direct access to Brighton, London and beyond.

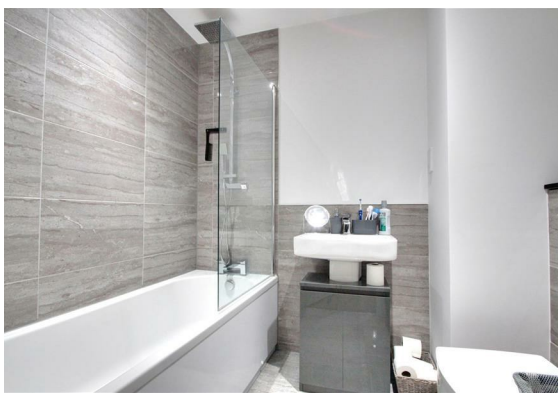
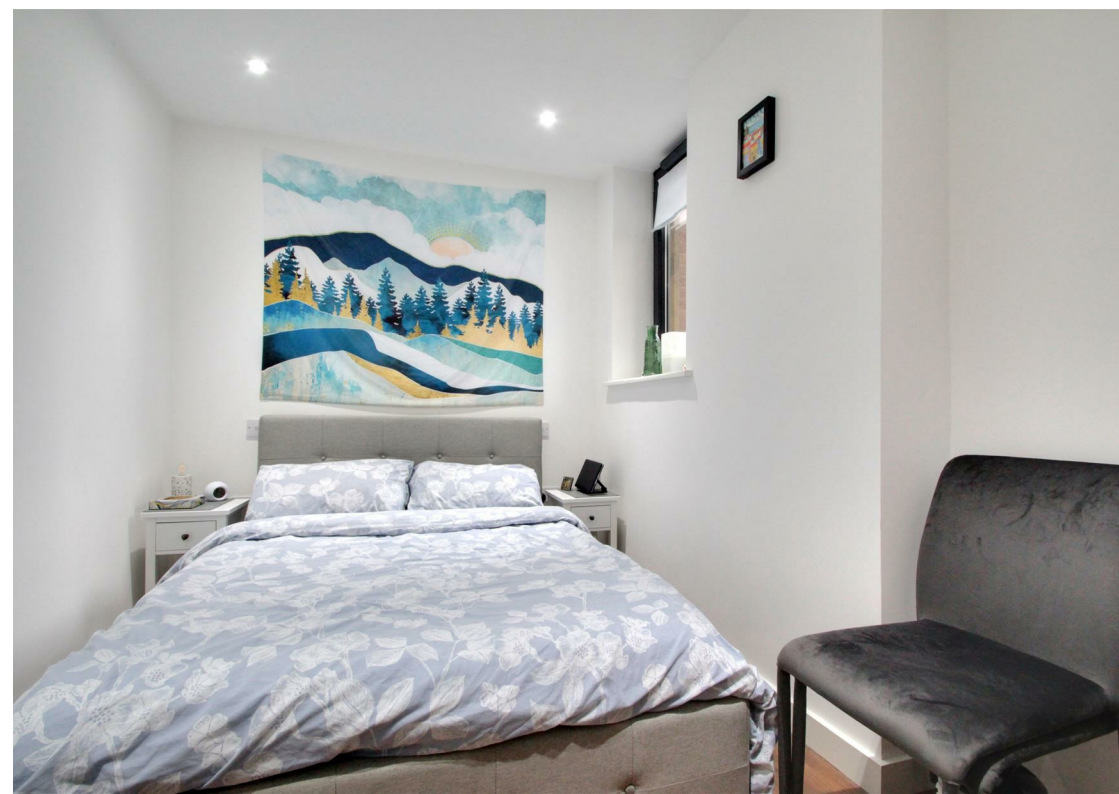
Maintenance Charge - £1,240.68 (approx.) per annum

Ground Rent - £145 (approx.) per annum

Lease years remaining - 119

Entrance Hall

Double Bedroom
14'8 x 8'1 (4.47m x 2.46m)



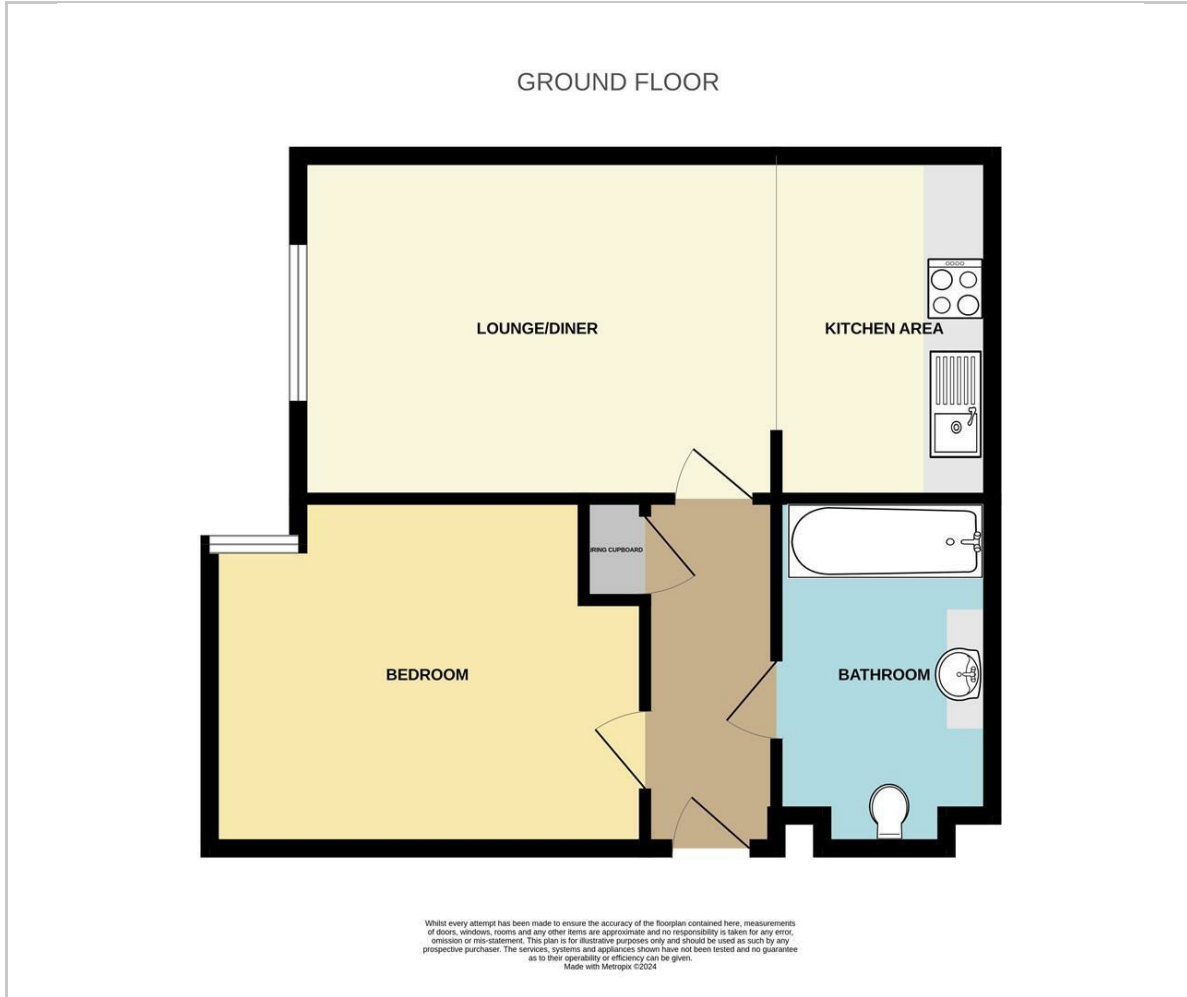


Kitchen/Diner/ Lounge
17'6 x 11'2 (5.33m x 3.40m)

Stylish Bathroom
7'6 5'7 (2.29m 1.70m)

Allocated Parking Space

Floor Plan



Viewing

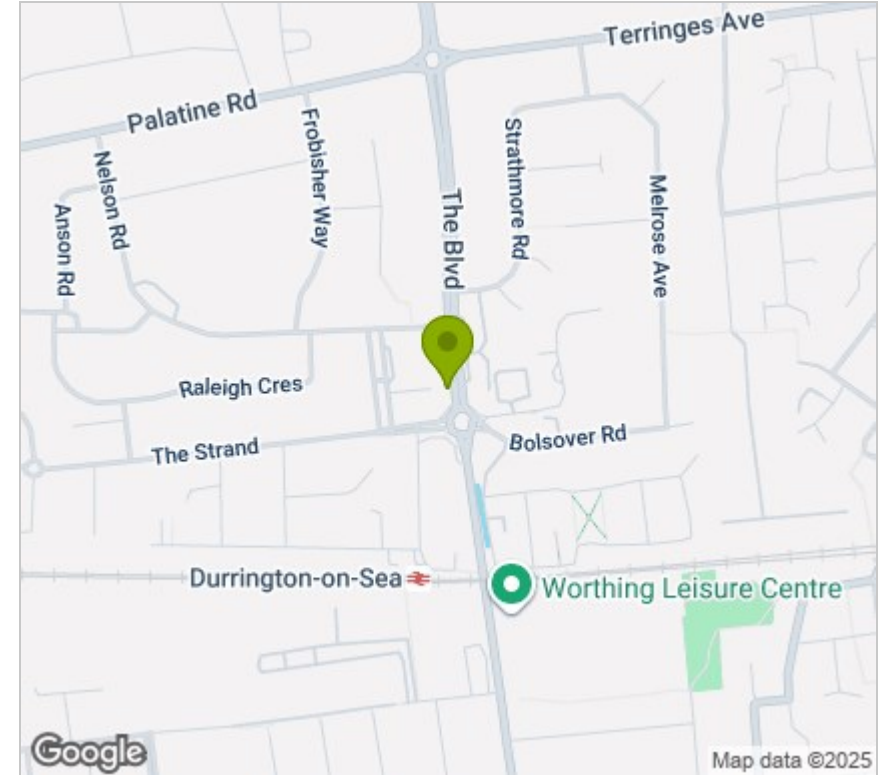
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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

