



24 Westmoreland House 27 Strand Parade, Goring-by-Sea, BN12 6FQ  
Asking Price of £185,000



We are pleased to present this beautifully presented second-floor apartment, situated in a residential development in Goring-by-Sea. The property offers a spacious double bedroom, light-filled dual-aspect open-plan living room, stylish modern kitchen and a contemporary shower room. Additional features include an allocated parking space, long lease and being within walking distance to transport links and shopping facilities.



## Key Features

- Second Floor Apartment
- One Double Bedroom
- Dual Aspect Open Plan Living Room
- Modern Fitted Kitchen
- Fitted Shower Room
- Allocated Parking Space
- Close To Local Shops, Amenities & Mainline Train Station
- Popular Residential Location
- Passenger Lift
- Long Lease



**1 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

### INTERNAL

A secure communal front door with an entry telephone system leads to a spacious hallway, with stairs and a passenger lift providing access to the second floor. Upon entering the property, a private front door opens into a welcoming hallway, offering access to all internal rooms. The dual-aspect open-plan living room is bathed in natural light thanks to expansive full-width windows, creating a bright and airy atmosphere. This versatile space accommodates both lounging and dining areas. The modern kitchen, seamlessly integrated within the open-plan layout, features a range of sleek, handleless gloss units, a laminate work surface, a stainless steel sink, and built-in appliances. The generously sized bedroom, located just across the hallway, measures 12'5" x 9'9", fitting a king size bed along with additional furniture. The contemporary shower room is equipped with a full white suite, including a walk-in shower cubicle, a toilet, and a hand wash basin.

### EXTERNAL

The property benefits from an allocated parking space positioned to the rear of the development in a private residents car park.

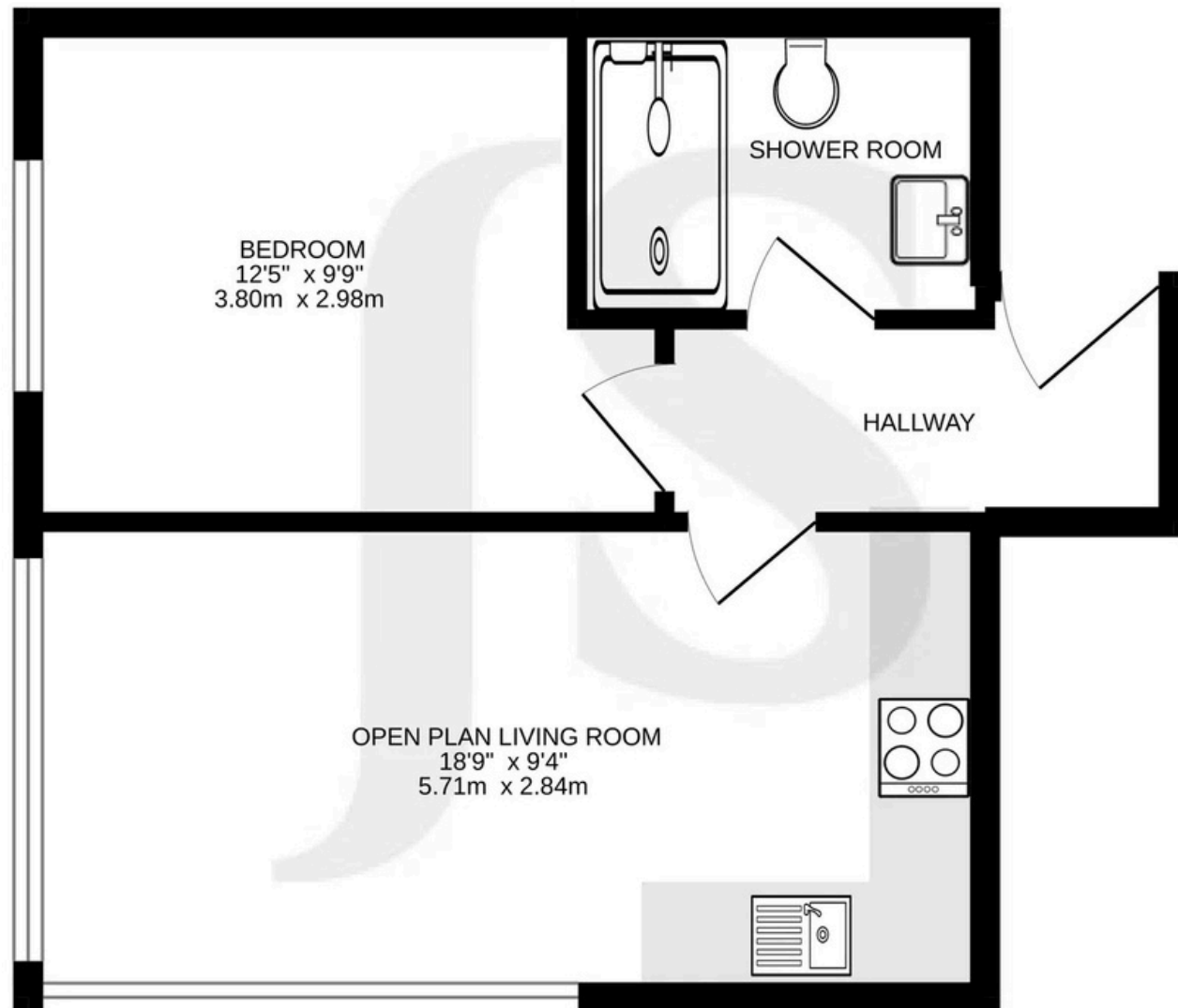
### LOCATION

Situated in this popular and recently renovated residential development, local amenities can be found close by within 100 yards at the Strand Parade and Goring Seafront is within one and a quarter miles away. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately two and a half miles away. The nearest station is Durrington-on-Sea which is just over 500 yards away, and bus services run nearby.

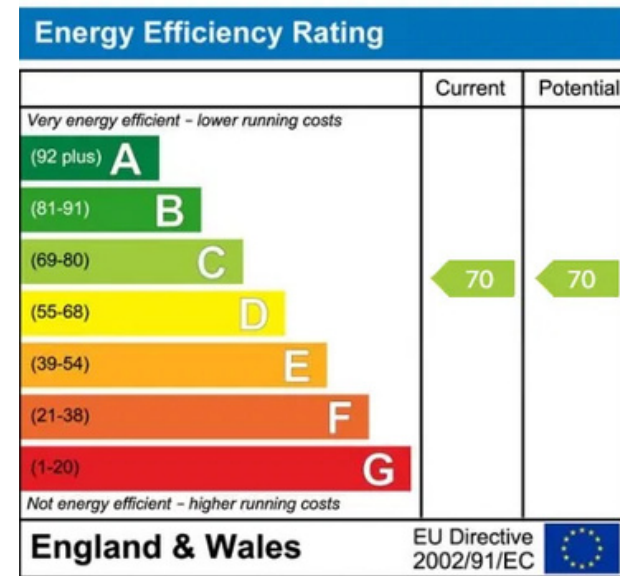
TENURE Leasehold Lease Length: 125 Years from 2019- 118 years remaining Maintenance: Approximately £1,791 Per Annum Ground Rent: Approximately £160 Per Annum COUNCIL TAX BAND A



## SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Details:

Floor area (as quoted by EPC): 36 sqm

Tenure: LEASEHOLD

Council tax band: A

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.