

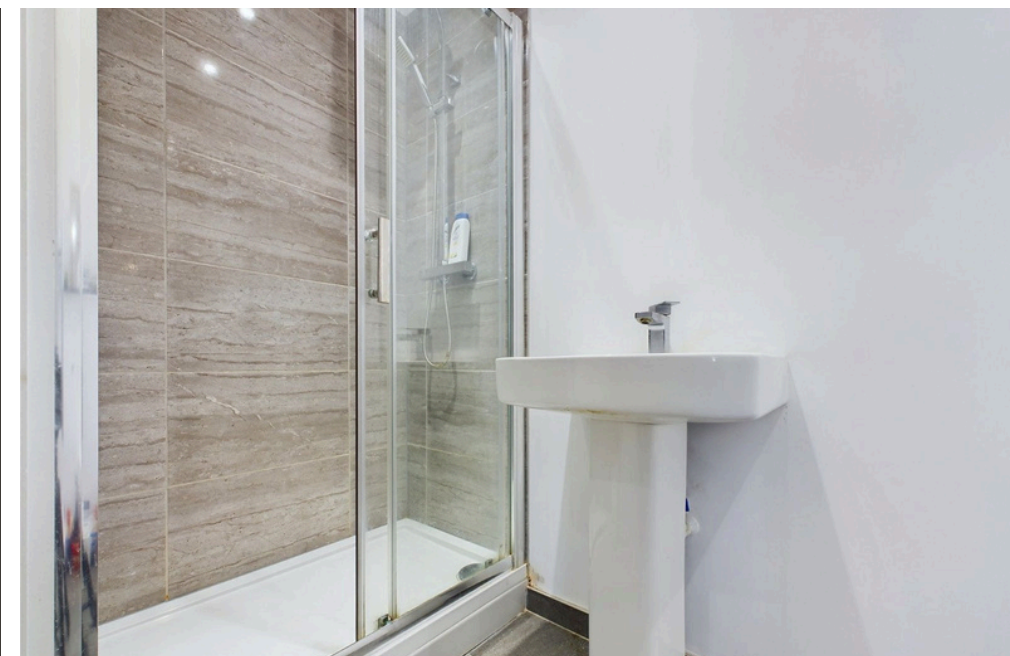


62 Westmoreland House 27 Strand Parade, Goring-by-Sea, BN12 6FQ  
Guide Price £130,000





We are delighted to offer for sale this lovely studio flat with elevated sea views from the 6th floor of this building that was converted approximately 5 years ago. The property is in excellent order and comes with an allocated underground parking space. The property is offered with no ongoing chain.





## Key Features

- CHAIN FREE
- 6th Floor Studio Flat
- Open Plan Kitchen
- Integrated Appliances
- Secure Entryphone
- Communal Lift
- Allocated Underground Parking
- Close to Station
- 5 Year Builders Warranty
- Close to Shops & Bus Routes
- 



**30 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

### INTERNAL

Studio room with open plan kitchen including all integrated appliances, the kitchen comprises of light grey units and a walnut effect worktop, the flat offers a lovely aspect with elevated views of Worthing and the seafront, there is a useful cupboard currently housing the washing machine by the front door to the flat and also provides some storage, the property has a shower room with sink and W.C. The floor of the studio flat is covered with wood effect laminate flooring providing a practical but stylish finish.

Allocated underground parking space, communal bin store and a bike shed. The building also has superfast fibre broadband available.

### LOCATION

On Strand Parade, local amenities can be found close by within 50 yards 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

Remainder of 125 year lease from 2019

Service Charges

£823.00 Per Annum

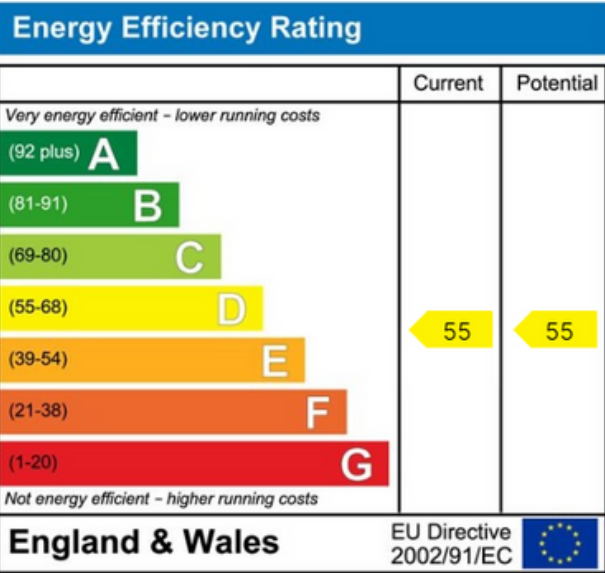
Ground Rent

£115.00 Per Annum

Remainder of a 10 year builders warranty

Council Tax Band

A



**Property Details:**

Floor area (as quoted by EPC: 33 sqm

Tenure:

Council tax band: C

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.