



Matthew  
Anthony  
ESTATE AGENCY

*It's all in the details...*



## 58 Westmoreland House

27 Strand Parade, Goring-By-Sea, West Sussex, BN12 6FQ

£175,000

- Chain free contemporary apartment
- Luxury development
- Allocated underground parking
- Impeccably styled layout with double glazing and entryphone
- Beautiful far-reaching views to the South Downs
- Excellent open plan living space with first class fully fitted kitchen
- One double bedroom
- Deluxe bathroom with full sized bath and overhead waterfall shower
- Easy access to mainline station
- 10 year structural warranty

[www.matthewanthonny.co.uk](http://www.matthewanthonny.co.uk)

Worthing House, 6 South Street, Worthing BN11 3AA  
01903 608080 | [info@matthewanthonny.co.uk](mailto:info@matthewanthonny.co.uk)

Chain free and ready for you to simply move in and unpack, this stylish apartment sits within a superb development that's perfectly placed for everything Worthing has to offer.

Sitting on the fifth floor its expanse of sleek black framed windows supplies brilliant far-reaching views stretching out over the town and the South Downs. The added benefits of secure allocated underground parking, double glazing and an entryphone system are finer details that enhance the specification of this home further still.

Impeccably designed with a great sense of style, a thoughtfully arranged layout has the classic contrast of cool calming white walls and engineered wood floors. Filled with natural light from superbly wide windows, an excellent open plan living space allows the panoramic views to add an enviable backdrop to your day to day life. Its generous dimensions give plenty of scope to have delineated seating and desk/dining areas, while a first class kitchen adds to the sociable design of the space. Fully fitted with the clean lines of contemporary handleless cabinets it stretches out across the rear wall with a great range of integrated appliances that include a fridge/freezer, electric hob, multi-function oven, cooker hood and washer-dryer and slimline dishwasher. White metro tiled splashbacks are finished with contrasting grey grout lines, and a butcher's block style countertop has been chosen to complement the rich timber Meadow oak tones of the floor.

Across the hallway an equally impressive double bedroom has more of those exceptional views and plenty of space for your own choice of wardrobes. Adding a first class finishing touch, a stylish bathroom is arranged in a refined oversized tile setting. Its modern suite features a heated towel radiator and a full sized bath with a glass screen and a deluxe waterfall shower.

It's good to note that the apartment has TV and telephone points in both the living space and bedroom, as well as LED downlighters and wall-mounted electric heaters with integrated thermostats. There's a personal locked post box in the buildings communal entrance and you'll also have access to three cycle stores.

#### In Your Local Area

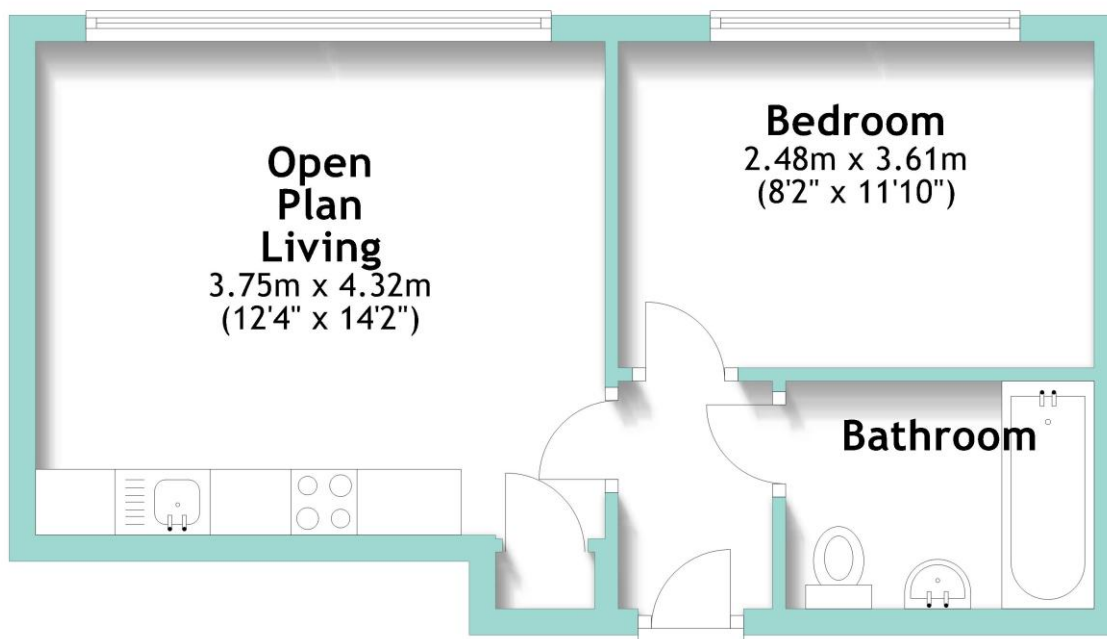
Take a stroll down The Boulevard and along Sea Place and you'll be down on the beach in just over a mile. The local area has a choice of pubs and coffee shops and nearby Palatine Road and Goring Road have a selection of local amenities as well as a popular Farmers Market. The Littlehampton Road and the A259 give easy access to the centre of Worthing and commuter routes, Durrington-on-Sea mainline station is merely 0.2 miles from the entrance of Westmoreland House and sits just across the road from Worthing Leisure Centre.





## Fifth Floor

Approx. 32.6 sq. metres (351.4 sq. feet)



Total area: approx. 32.6 sq. metres (351.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Council Tax:** Adur & Worthing Band A

**Tenure:** Leasehold

**Lease:** Approximately 119 years remaining

**Current Ground Rent:** £80 Half Yearly

**Ground Rent Review:** Every 10 years in line with RPI, subject to a minimum of 2% per annum.

**Current Service Charge:** £703.33 Half Yearly

**Buildings Insurance:** £367.30 Yearly

### Flood Risk

Rivers & Seas: Very Low

Surface Water: Very Low

### Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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