

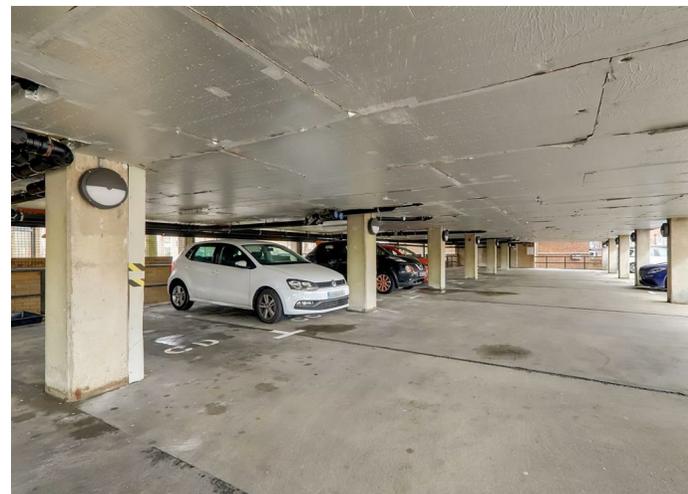


9 Westmoreland House Strand Parade, Worthing, BN12 6FQ  
Offers In Excess Of £160,000



A one bedroom, first floor flat located in the popular Westmoreland House benefiting from a Westerly aspect and allocated parking space. Conveniently placed near local shops and within walking distance to Durrington-On-Sea train station and popular bus routes. The accommodation briefly comprises; entrance hall, living room/kitchen with integrated appliances, double bedroom and modern bathroom/wc. The property comes with an allocated covered parking space to the rear of the building. CHAIN FREE

- Popular Westmoreland House
- One Bedroom
- Allocated Parking Space
- West Facing
- Integrated Appliances
- Close to mainline railway and popular bus routes
- Close to local shops and amenities
- CHAIN FREE



### Communal Entrance

Secure doors to Communal hallway with stairs or passenger lift to:

### First Floor

Private door to:

### Entrance Hall

Secure telephone entry system. Electric consumer unit. Recessed ceiling spotlighting. Access to all rooms.

### Lounge/Kitchen

4.32m x 3.68m (14'2 x 12'1)

West facing double glazed windows with 'Tilt and Turn' feature and fitted blinds. Electric radiator. Recessed ceiling spotlighting.

Roll edge work surface having inset single drainer stainless steel sink with mixer tap and draining board. Four ring ceramic hob with extractor chimney over. Integrated dishwasher, washer/dryer and fridge/freezer. Matching range of gloss white cupboards, drawers and eye level wall units. Tiled splashback. Under cabinet LED lighting.

### Bedroom

3.56m x 2.49m (11'8 x 8'2)

West facing double glazed windows with 'Tilt and Turn' feature and fitted blinds. Electric radiator. Recessed ceiling spotlighting.

### Bathroom/wc

White suite comprising panelled bath with mixer tap, glazed shower screen, all mounted controls with overhead rainfall shower and separate handheld attachment. Pedestal wash hand basin with mixer tap. Concealed cistern wc. Ladder style towel radiator. Part tiled walls and tiled floor. Extractor fan.

### Off Road Parking

One allocated parking space in car park to rear which is undercover.

### Lease Information and Council Tax Band

Length of lease: 119 years remaining

Annual service charge: £1406 per annum

Service charge review period: TBC by vendor

Annual ground rent: £150 per annum

Ground rent review period: TBC by vendor

Council tax band: Band A

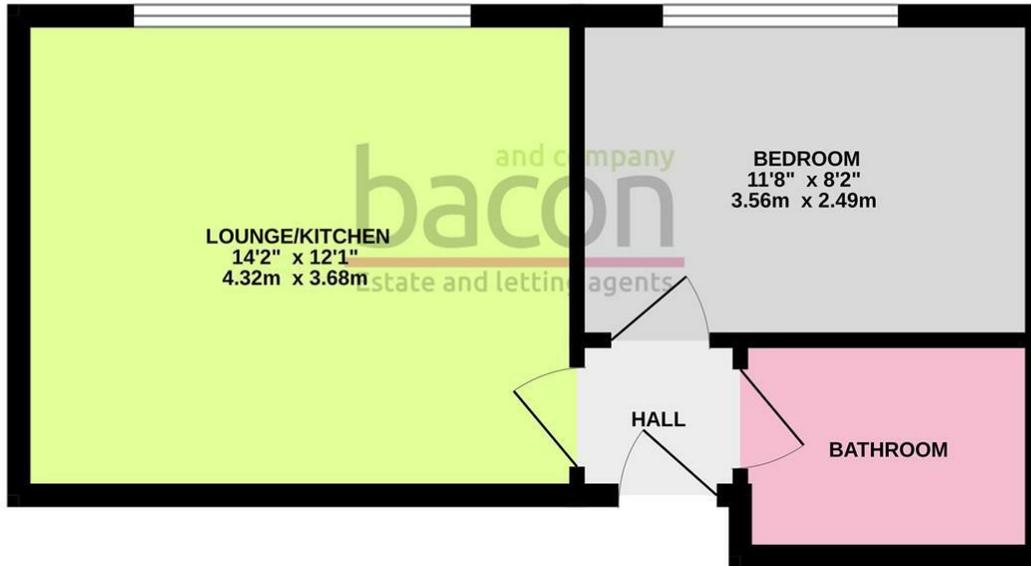
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

### Agent Note

Under the estate agents act 1979 section 22 we advise that there is a connection on this property between the vendor and Bacon and Company estate agents.

FIRST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



LOUNGE/KITCHEN  
14'2" x 12'1"  
4.32m x 3.68m

BEDROOM  
11'8" x 8'2"  
3.56m x 2.49m

HALL

BATHROOM

TOTAL FLOOR AREA : 409 sq.ft. (38.0 sq.m.) approx.

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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Estate and letting agents

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

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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