



Manor Lea | Boundary Road | West Sussex | BN11 4RN

Guide Price £240,000





We are delighted to offer a sixth floor flat to the market in the Manor Lea development, positioned 350 yards from Worthing seafront and promenade. There are two bedrooms, lounge/diner, fitted kitchen, shower room, separate WC and a west facing enclosed balcony with views across Worthing.



Key Features

- Sixth Floor Purpose Built Apartment
- Two Bedrooms
- Shower Room & Separate WC
- Lounge/ Dining Room
- West Facing Enclosed Balcony
- Fitted Kitchen
- Passenger Lift
- Resident Parking
- 350 Yards From Worthing Seafront
- Close to Local Shopping Facilities



2 Bedrooms



1 Bathroom



1 Reception Rooms

INTERNAL

Security communal entrance with stairs and passenger lift to sixth floor. Front door leading into the entrance hall with access to all rooms and storage cupboards. The property offers two bedrooms offering views looking north of Worthing. The lounge/ dining room is a good size measuring 14'7ft x14ft benefitting from access onto the west facing enclosed balcony. The fitted kitchen offers white units, built in oven, electric hob and space for all appliances. The shower room comprises of shower with glass surround, wash hand basin and WC. There is a separate WC just next door to the shower room.

EXTERNAL

Surrounding the development are large and well-tended communal gardens with mature shrub, tree and plant borders. There is also access to a residents car park which is permit holders only.

LOCATION

In the desirable west end of the town centre, the property is on the corner of the popular Heene Road with Worthing seafront 350 yards away and a pharmacy and local convenience store only 200 yards away. Bus routes run along Heene Road and West Worthing train station is approximately 0.8 miles away.

TENURE

Lease: 174 Yrs Remaining

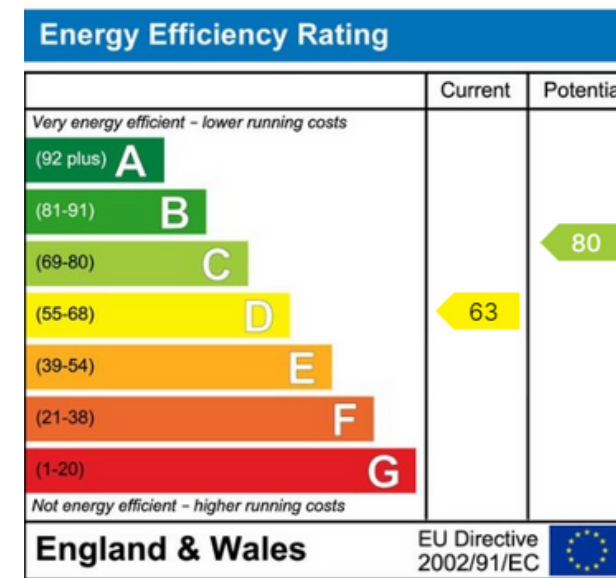
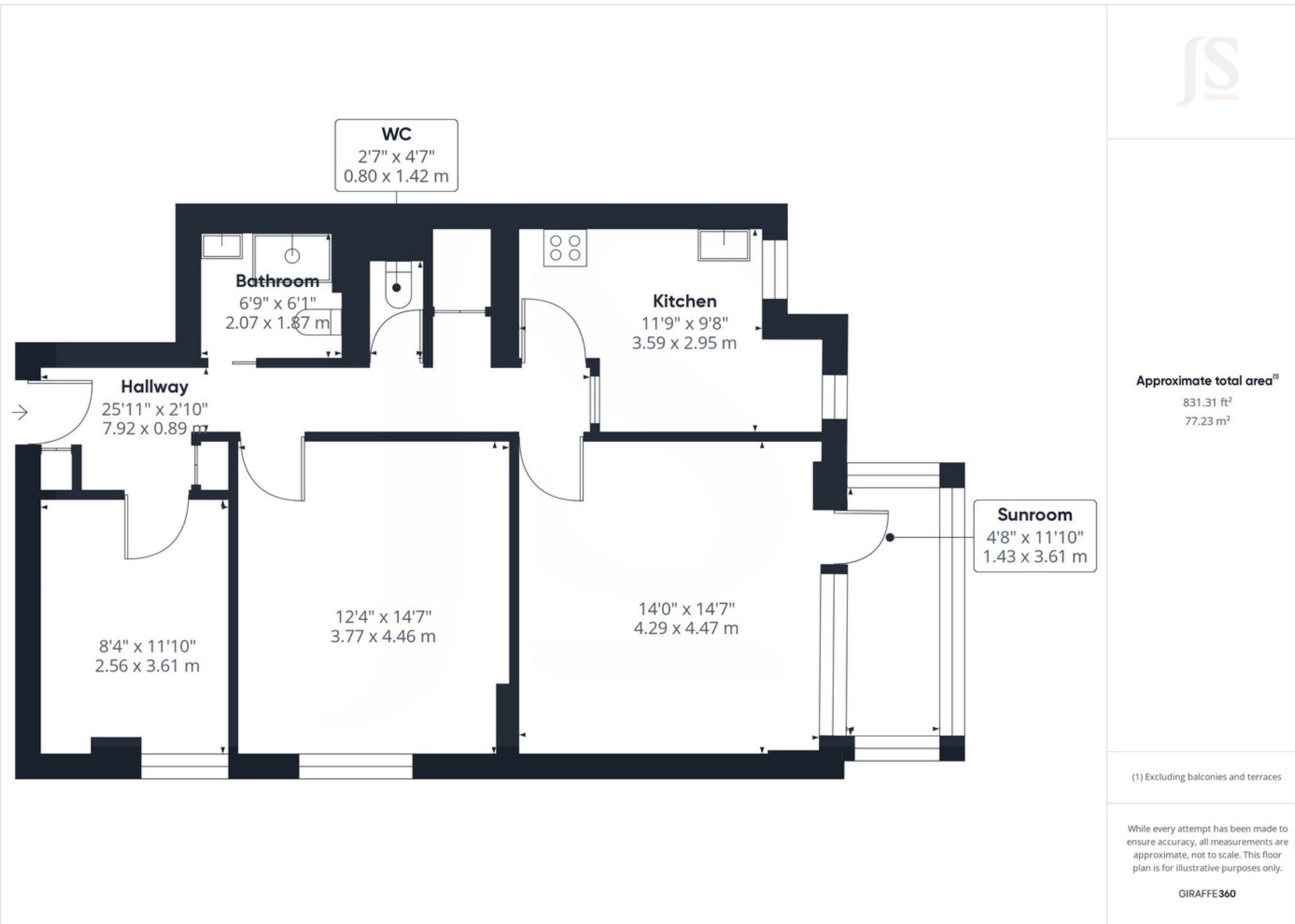
Service Charge: TBC

Ground Rent: TBC

COUNCIL TAX BAND

B





Property Details:

Floor area (as quoted by EPC: 87 sqm)

Tenure: Leasehold

Council tax band: B

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.