



8 Manor Field Court, Worthing, BN14 8HX
Guide Price £195,000

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Cash buyers only. Self contained first floor flat requiring modernisation with private front and rear door, two double bedrooms and a small courtyard. Located in the heart of Broadwater, the property is situated within a few hundred yards of the shopping thoroughfare. The accommodation consists of a private entrance, private staircase, first floor landing, living/dining room, kitchen, two double bedrooms, bathroom and separate w/c. Externally there is a small courtyard providing some outside space. Chain free.

- Two Double Bedroom
- First Floor Flat
- Popular Broadwater Location
- Private Entrance
- Private Courtyard
- 16ft Living/Dining Room
- Kitchen/Breakfast Room
- Bathroom & Seperate wc
- Chain Free





PRIVATE ENTRANCE

Private front door to front and rear. Space for shoes and coats.

PRIVATE STAIRCASE

Stairs rising to first floor. Two windows, one of which being obscure glass. Glazed door to:

FIRST FLOOR LANDING

Radiator. Storage cupboard. Airing cupboard.

KITCHEN/BREAKFAST ROOM

3.58m x 2.59m (11'9 x 8'6)

Roll edge work surface incorporating single drainer sink unit with mixer tap over. Tiled splashback. Range of cupboards, drawers and wall units. Space for fridge/freezer. Larder cupboard. Wall mounted gas boiler. Radiator. North facing Window.

LIVING/DINING ROOM

4.88m x 3.78m (16' x 12'5)

Dual aspect via South and East facing windows. Radiator. Gas fireplace (currently disconnected and not in use). Space for living and dining room furniture.

BEDROOM ONE

4.27m x 3.76m (14' x 12'4)

Dual aspect via North and East facing windows. Radiator

BEDROOM TWO

3.58m x 2.74m (11'9 x 9')

South aspect window. Radiator.

BATHROOM

1.70m x 1.63m (5'7 x 5'4)

Panelled bath with tiled surround. Wash hand basin. Radiator. Obscure glass window. Mirrored vanity wall unit. 'Dimplex' wall heater.

SEPERATE WC

Low level flush w/c. Radiator. Obscure glass window.

PRIVATE COURTYARD

Situated to the rear of the development. Paved for ease of maintenance. Enclosed by low fence. Access gate to rear.

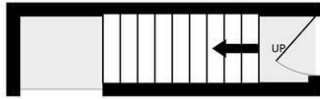
Required Information

Council tax band: B

Version 1.

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

GROUND FLOOR
43 sq.ft. (4.0 sq.m.) approx.



FIRST FLOOR
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 793 sq.ft. (73.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		65	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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