



3 Manor Field Court, Worthing, BN14 8HX  
Price Guide £240,000





**CASH BUYERS ONLY** - A ground floor two bedroom garden flat offered for sale with vacant possession and with accommodation including as follows: Private entrance, lounge/diner, kitchen, two double bedrooms, refitted shower room and a separate WC. Externally there are private gardens to the front and rear and viewing is highly recommended.

- Favoured Broadwater Location
- Ground Floor Apartment
- Private Gardens front and rear
- Lounge/Diner
- Kitchen
- Shower Room/ Sep WC
- Vacant Possession
- Viewing Recommended





### Private Entrance

Range of wall cupboards and airing cupboard,

### Lounge/Dining Room

4.88m x 3.63m (16'0 x 11'11)

Double glazed window to the front, tiled fireplace. Electric radiator.

### Kitchen

3.35m x 3.25m (11'0 x 10'8)

Range of worktop surfaces with cupboards and drawers under incorporating a single drainer sink unit, space for appliances, double glazed window to rear and door to rear garden. Room for a table and chairs. Built in shelved cupboard.

### Bedroom One

4.24m x 3.63m (13'11 x 11'11)

Range of fitted wardrobes. Electric radiator, double glazed window.



### Bedroom Two

3.81m x 2.57m (12'6 x 8'5)

Double glazed window, electric radiator.

### Shower Room

2.44m x 1.88m (8'0 x 6'2)

Refitted with fully tiled walk in shower cubicle, wash hand basin. Tiled walls, double glazed window.

### Separate W.C

Low level flush WC.

### OUTSIDE

#### Private Front Garden

Westerly aspect and mainly laid to lawn with flower and shrub borders.

#### Private Rear Garden

Secluded private rear garden, with the first section of garden providing as a suitable patio

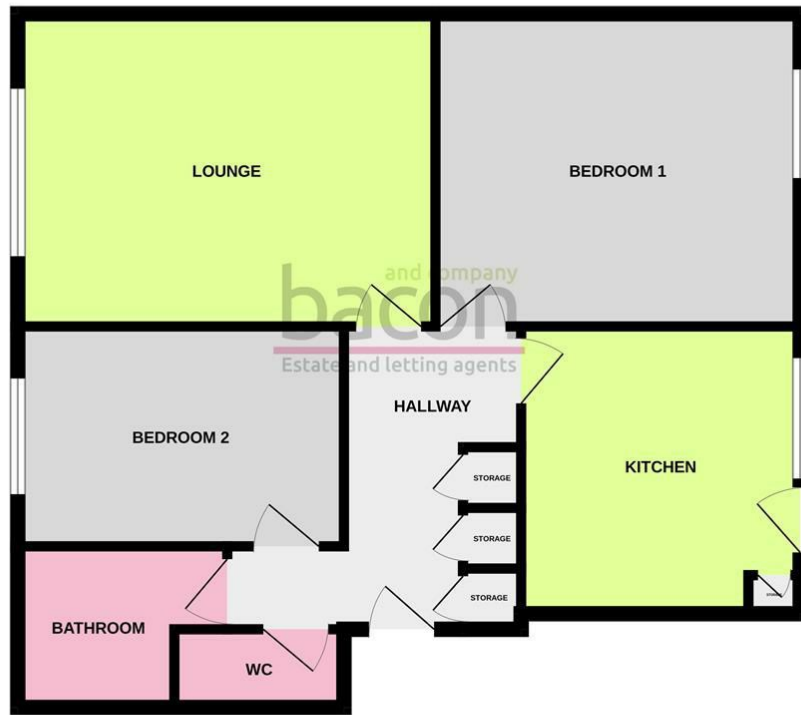


area for garden table and chairs with the garden also offering a small area of artificial grass and a raised flower border.

### Council Tax

Council Tax Band B

GROUND FLOOR



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>57</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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