



**Manor Lea, Boundary Road, Worthing, BN11 4RN**  
**£1,350 Per Calendar Month**

**and company**  
**bacon**  
Estate and letting agents





Very well presented, large, two bedroom flat to let in West Worthing, just a short distance from the sea front and local shops. Less than a mile from the city centre and 1.5 miles from Worthing Hospital. This property also boasts panoramic views over the town towards the sea and South Downs. Good size hallway with 3 x built-in storage cupboards (one with hanging rail and shelving). Spacious lounge with plenty of room for dining. Feature fireplace with modern electric fire. Enclosed heated balcony with double glazed windows and fitted carpet. Large, modern kitchen with a matching range of wall and base units including a corner carousel and pull-out larder cupboard and pull-out ironing board! Also Includes \*ALL APPLIANCES\* integrated, new, electric double oven/grill and hob, newly installed integrated dishwasher, free-standing washing/tumble dryer. Newly laid grey, floorboard effect vinyl. Large double bedroom with lots of built-in storage! Includes a very handy built-in desk/dressing table. Newly refurbished bathroom with white suite, fully tiled, new, electric shower over bath, LED mirrored bathroom cabinet, tiled floor. \*Separate WC\*, heated towel rail. \*Newly painted throughout\*. Grey fitted carpets. Intercom. Plenty of unallocated parking on an permit basis. Available NOW. Viewings NOW. Sorry no pets are permitted within these flats. Long-term let. Council Tax Band: B. EPC: E.

- Panoramic views
- A short distance from the town centre and seafront
- Very spacious
- Off-road permit parking



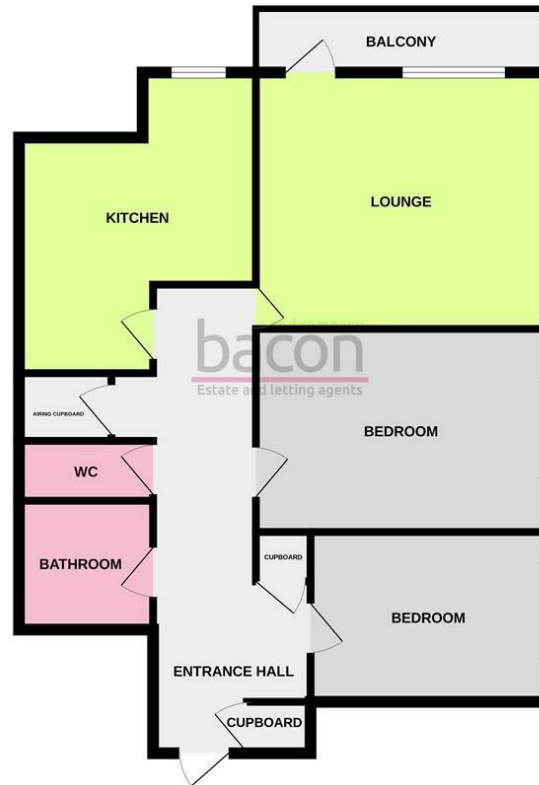






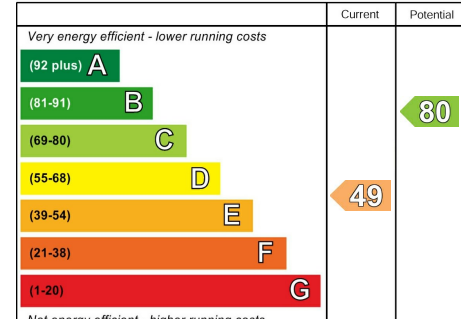


GROUND FLOOR



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
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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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.

