



1 Manor Field Court, Worthing, BN14 8HX  
Guide Price £200,000

and company  
**bacon**  
Estate and letting agents





**\*\*SOLD PRIOR TO MARKETING\*\***

We are delighted to offer for sale this deceptively spacious ground floor two bedroom apartment, with the added benefit of no on-going chain & private front & rear access, there is also a private rear garden.

In brief the property consists of a spacious entrance hallway with doors leading to, a welcoming lounge area, two spacious bedrooms, a separate shower room & WC & a fitted kitchen area, there is also plenty of storage space in the entrance hallway for convenience.

- Ground Floor Apartment
- Two Bedrooms
- Freehold Apartment
- Private Front & Rear Access
- Private Rear Garden
- Spacious Lounge Area
- Close To Local Amenities
- No On-Going Chain









### Porch

1.27m x 1.24m (4'2 x 4'1)

Private PVCU double glazed front door, carpeted floor, textured ceiling, further door through to Entrance Hallway.

### Entrance Hallway

3.78m x 1.27m (12'5 x 4'2)

Carpeted floor, various power points, wall mounted night storage heater, fitted storage cupboard housing factory lagged hot water cylinder with slatted shelving, further fitted storage cupboard housing wall mounted electric meter & fuseboard.

### Lounge

4.72m x 3.66m (15'6 x 12)

Carpeted floor, wall mounted night storage heater, television point, various power points, PVCU double glazed window, textured ceiling with coving.

### Master Bedroom

4.17m x 3.66m (13'8 x 12)

Carpeted floor, wall mounted night storage heater, PVCU double glazed window, various power points, textured ceiling with coving.

### Bedroom Two

3.43m x 2.57m (11'3 x 8'5)

Carpeted floor, wall mounted night storage heater, PVCU double glazed window, textured ceiling with coving.

### Kitchen

3.40m x 2.26m (11'2 x 7'5)

Vinyl flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards with a high gloss finish, inset stainless steel single drainer sink unit with mixer tap, space & provision for washing machine, space for under-counter fridge & freezer units, integrated eye level oven, inset four ring electric hob with extractor fan above, part tiled walls, extractor fan, PVCU double glazed window, PVCU double glazed door leading out into Private Rear Garden, textured ceiling.

### Shower Room

2.72m x 1.42m (8'11 x 4'8)

Carpeted floor, fitted double width shower cubicle having an integrated Triton electric shower, fitted grab rails, pedestal hand wash basin with mixer tap, wall

mounted vanity unit with mirrored front, wall mounted electric heater, PVCU double glazed obscured glass window, shaving point, wall mounted light fitting, skimmed ceiling.

### WC

1.70m x 0.79m (5'7 x 2'7)

Carpeted floor, low flush WC, fitted grab rail, skimmed ceiling, PVCU double glazed obscured glass window.

### Council Tax

Band B

### Lease Information

Freehold Apartment - (Please check with your mortgage provider they are happy to lend on a freehold apartment)

Maintenance - As & When required in agreement with first floor  
Ground Rent - £0

### Externally

#### Communal Front Garden

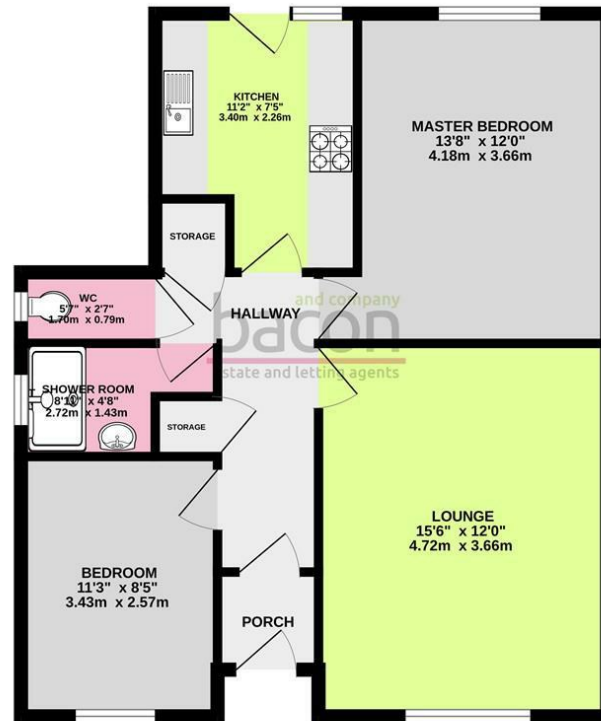
Mainly laid to lawn with various mature shrub and plant borders, pathways leading to front doors.

#### Private Rear Garden

Mainly laid to patio with various pot plants, fence enclosed, timber built storage shed, water but, outside security lighting, gated rear access.



GROUND FLOOR  
643 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 643 sq.ft. (59.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
Made with Metropix C2005

and company  
**bacon**  
Estate and letting agents

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>		75
(55-68) <b>D</b>	58	
(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.



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT

01903 524000

broadwater@baconandco.co.uk