



1 Manor Lea Boundary Road

Worthing, BN11 4RN

Offers in excess of £180,000

Leasehold Council Tax Band B



Guide Price £180,000 - £190,000

A spacious two bedroom ground floor apartment, within walking distance of Worthing seafront and town centre.

Accessed via a secure entry phone system, the apartment has a wonderful double aspect sitting room with opening to the kitchen, providing an open plan feel which is ideal for entertaining. The main bedroom has a door providing access to the enclosed terrace. There is a further double bedroom, modern bathroom, separate WC and ample storage cupboards in the hallway.

Outside there a well-maintained communal gardens and residents permit parking.

The apartment is located approximately 350 yards from Worthing seafront and is close to the town centre with it's comprehensive range of shops, bars, cafes and restaurant. Worthing mainline train station is approximately a mile away.

The apartment is being sold with no chain.

Lease years remaining -172
Service charge - £5541.98pa

Entrance Hall

Sitting Room
15 x 14'6 (4.57m x 4.42m)

Kitchen
12 x 9'8 (3.66m x 2.95m)





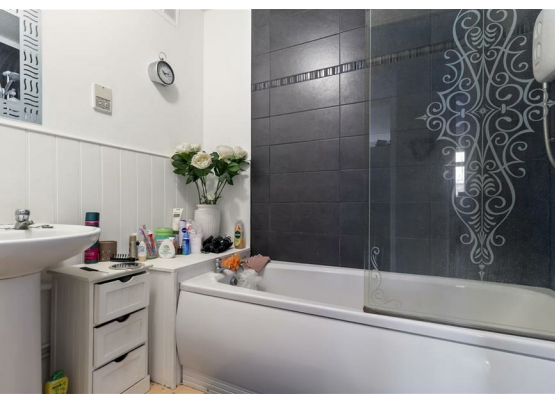
Bedroom 1
13'5 x 11'4 (4.09m x 3.45m)

Bedroom 2
13'5 x 9'2 (4.09m x 2.79m)

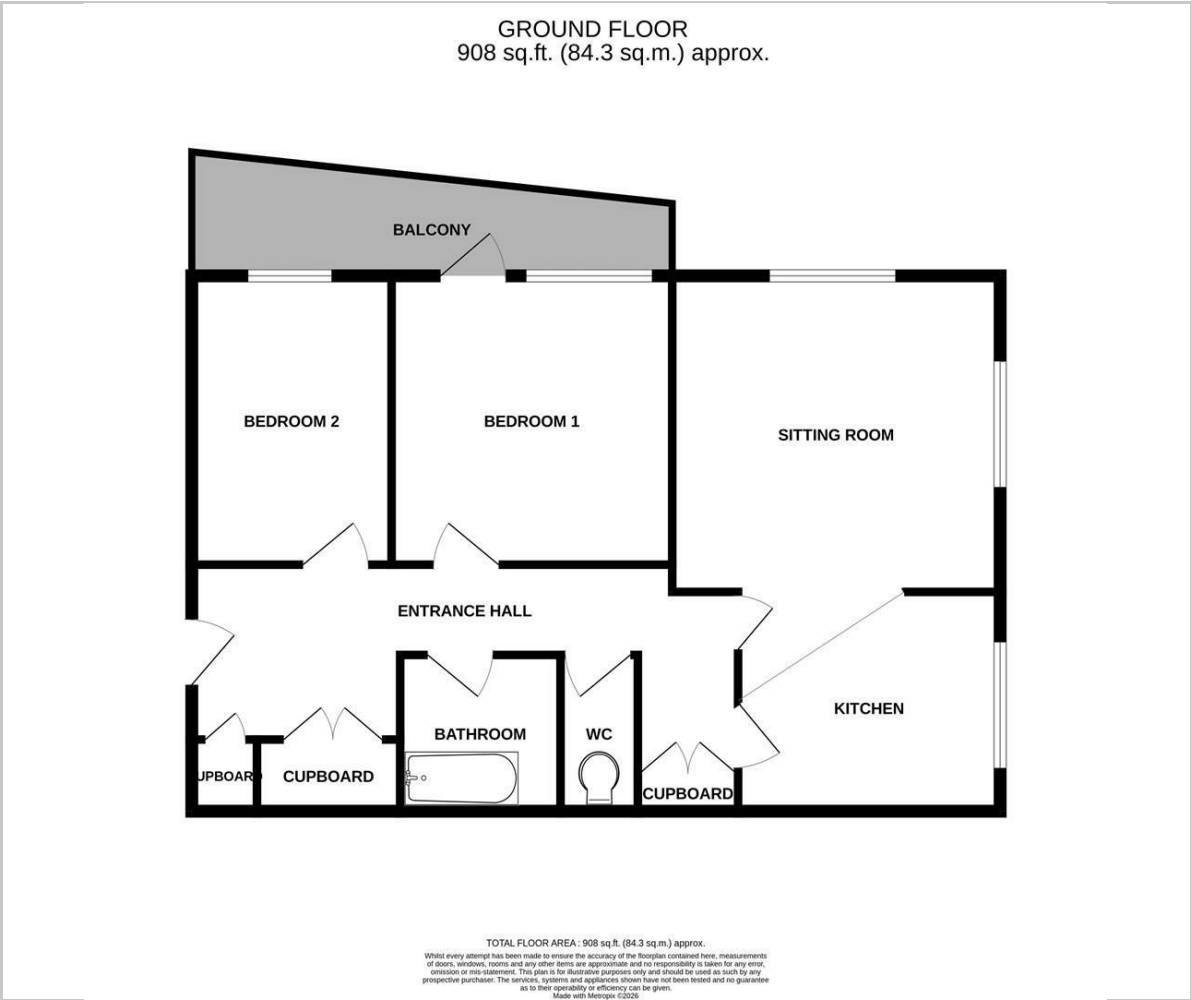
Bathroom

Separate WC

Private terrace



Floor Plan



Viewing

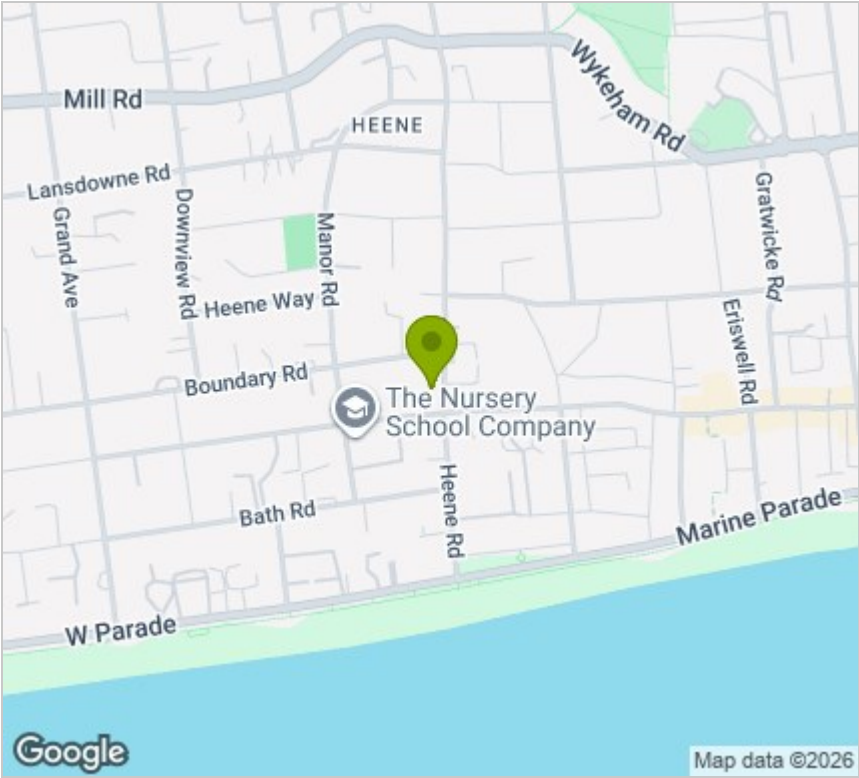
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

