



**Manor Lea Boundary Road, Worthing, BN11**

**£225,000**



**Property Type:** Flat

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** B

- Well Presented Purpose Built Flat
- Two Bedrooms
- Fifth Floor with Passenger Lifts & Stairs
- Modern Kitchen
- Modern Bathroom
- Sea Views
- Balcony
- Residents Parking
- Close To Worthing Seafront & Worthing Town Centre
- Long Lease

We are pleased to offer this well-presented fifth-floor apartment to the market. The property comprises two bedrooms, a modern kitchen, a modern bathroom, utility cupboard and a spacious lounge/dining room with access to a balcony. Further benefits include sea views, residents' parking, and a convenient location within easy reach of Worthing Seafront and Worthing Town Centre.





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#### **INTERNAL**

Accessed via a secure communal entrance with entry phone system, stairs and passenger lift to the fifth floor. The apartment opens into a welcoming entrance hall with a large storage cupboard. The west-facing lounge/dining room enjoys panoramic sea views and across Worthing, with direct access to a private west-facing balcony. The fitted kitchen features a range of wall and base units with integrated oven, electric hob, fridge/freezer, dishwasher and a hot water tap. There are two double bedrooms, with the principal bedroom benefiting from a walk-in wardrobe and stunning views across Worthing, the South Downs and the sea. The second bedroom also enjoys views over Worthing and the South Downs. The bathroom comprises a bath with shower over, wash hand basin with storage, WC and LED mirror. Further benefits include a utility cupboard housing a washing machine and tumble dryer, along with additional storage.

#### **EXTERNAL**

The property boasts a west-facing balcony with sea views and stunning panoramic views across Worthing. Additional benefits include two on-site residents' parking spaces, visitor spaces and beautifully maintained communal gardens.

#### **SITUATED**

Located in the highly sought-after West End of Worthing town centre, this property sits at the corner of the popular Heene Road. Worthing Seafront is just 350 yards away, while a pharmacy and local convenience store are conveniently located only 200 yards from the property. Bus routes are easily accessible along Heene Road, and West Worthing train station is approximately 0.8 miles away, offering excellent transport links.

#### **TENURE**

Lease: 172 years approx  
Service Charge: £2818 per annum.  
Ground Rent: £40 per annum.





| 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> | 62                      | 74        |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England & Wales                             |          | EU Directive 2002/91/EC |           |

Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.