



Manor Lea, Boundary Road, Worthing, BN11
£185,000



Property Type: Flat

Bedrooms: 1

Bathrooms: 1

Receptions: 1

Council Tax Band: A

- First Floor Flat
- One Double Bedroom
- Lounge/ Dining Room
- Fitted Kitchen
- Bathroom & WC
- Passenger Lift
- Balcony
- Close To Worthing Seafront
- Worthing Town Centre Nearby
- Non Allocated Residents Parking

We are pleased to offer to the market this well positioned, first floor apartment, offering a good-sized double bedroom, spacious lounge/dining room, fitted kitchen, bathroom and separate WC. The property also benefits from an east-facing balcony, residents' parking and well maintained communal grounds. Ideally situated close to Worthing seafront and the town centre just a short walk away from the property.





INTERNAL

Communal entrance leading into the entrance hall, with stairs and a passenger lift providing access to the first floor. The front door opens into the entrance hall of the apartment, which benefits from a double storage cupboard and two further storage cupboards. The property offers a good-sized double bedroom, along with a very spacious lounge/dining room featuring a door opening onto the balcony. The fitted kitchen comprises a range of wall and base units with built-in oven, electric hob, sink and drainer, together with space for additional appliances. The bathroom is fitted with a bath with shower over and wash hand basin, with a separate WC conveniently located adjacent.

EXTERNAL

The property benefits from an east-facing balcony, providing space for a table and chairs. Residents' parking is available on a non-allocated basis, while the development is surrounded by well-maintained communal grounds.

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.

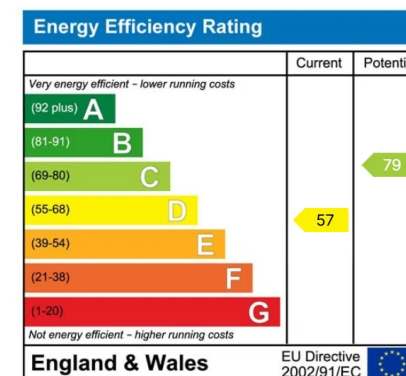
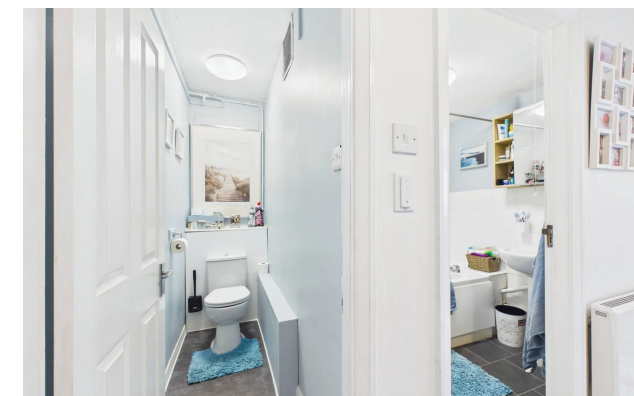
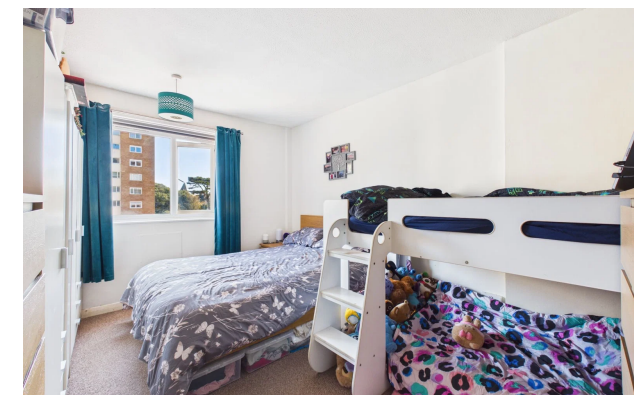
TENURE

Lease: 171 years remaining.

Service Charge: Currently £3420 per annum to cover for external works. This is expected to go down to roughly £191 a month.

Ground Rent: £45 per annum.





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.