



Manor Lea, Boundary Road, Worthing, BN11

Guide Price **£175,000**



Property Type: Ground Floor Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Council Tax Band: B

- Ground Floor Flat
- Two Bedrooms
- Open Plan Kitchen/ Living/ Dining Room
- Bathroom & Separate WC
- Balcony
- Long Lease
- Close To Worthing Town Centre
- Worthing Seafront 350 Yards Away
- Chain Free

We are delighted to offer to the market this well presented ground floor apartment, featuring two bedrooms, a spacious open plan kitchen/living room, bathroom, separate WC and a private balcony. Conveniently situated within easy reach of Worthing town centre, the seafront and local amenities, the property is ideally positioned to enjoy everything the area has to offer. Further benefits include a long lease and the advantage of being sold chain free.





INTERNAL

Access to the property is via a communal entrance with a secure entry phone system. The front door opens into a welcoming entrance hall, providing access to all rooms and useful storage cupboards. The property offers two well-proportioned double bedrooms, with one benefiting from direct access onto the private balcony. The spacious open plan kitchen/living room provides ample space for comfortable seating and dining furniture. The kitchen is fitted with a range of wall and base units, space for appliances, a breakfast bar and an additional storage cupboard. The bathroom comprises a bath with electric shower above and a wash hand basin, with a separate WC conveniently located next door.

EXTERNAL

The property benefits from a private balcony, providing an ideal space to relax and enjoy the outdoors. The development is surrounded by well maintained communal grounds and benefits from non-allocated permit parking for residents.

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.

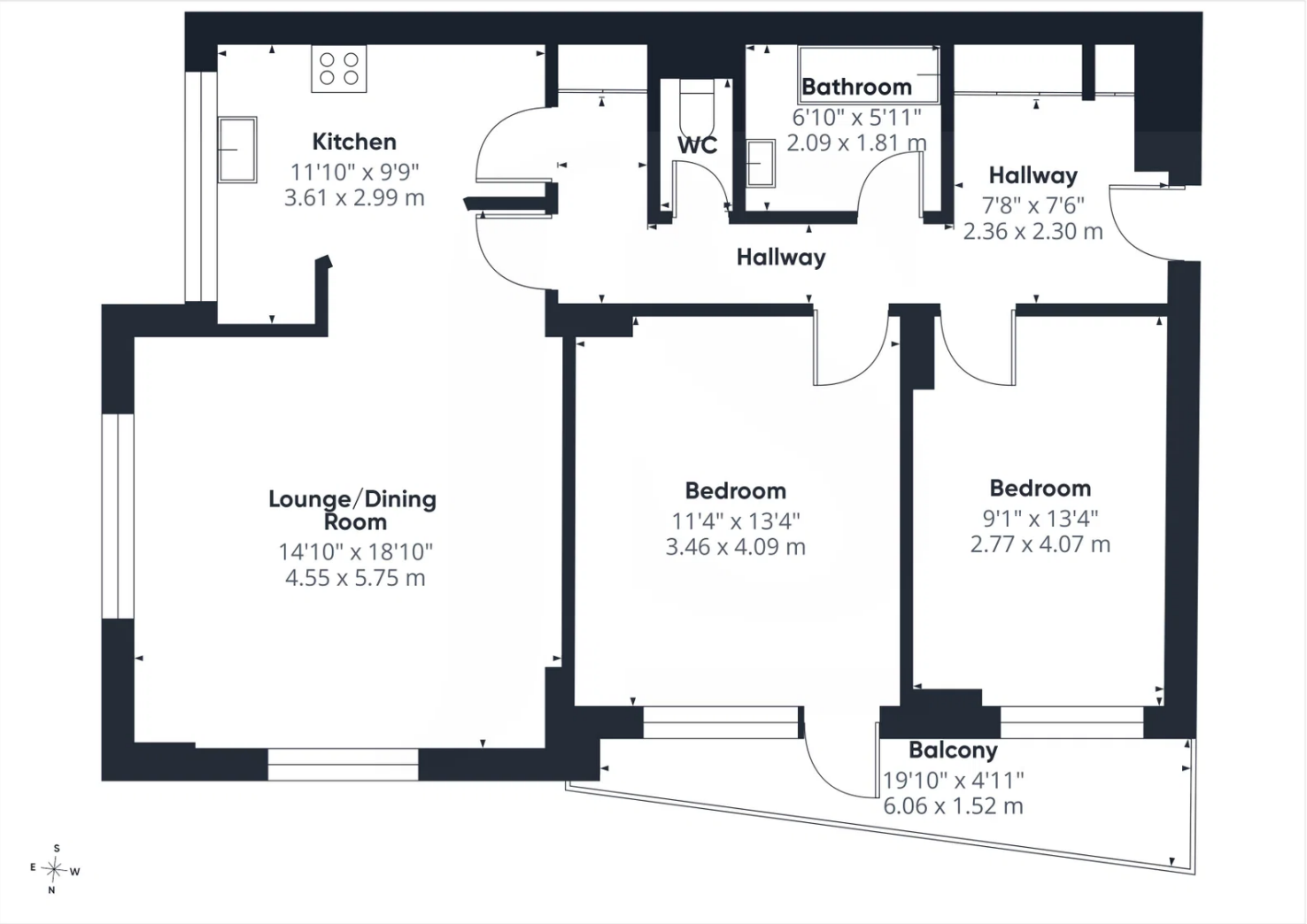
TENURE

Lease: 172 years remaining.

Service Charge: £3112.77

Ground Rent: TBC





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	43	
(21-38) F		
(1-20) G		
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.