



100 Manor Lea, Boundary Road, Worthing, BN11 4RP

Guide price £165,000

We are delighted to offer to the market this well-presented double-bedroom, third-floor apartment, ideally located in the heart of Worthing. The property is conveniently positioned close to the town centre, offering easy access to shops, restaurants, parks, the seafront, bus routes, and Worthing mainline railway station.

The accommodation comprises an entrance hallway, fitted kitchen, spacious living/dining room, one double bedroom, shower room, and a separate WC. A particular highlight is the generous balcony, enjoying stunning westerly views across Worthing towards the South Downs, with distant sea views.

The building benefits from both lift and stair access to the third floor.

Entrance Hallway

Storage cupboard housing electric meters and consumer unit. Additional built-in storage and shelving. Telephone intercom system.

Living/Dining Room

18'2" x 11'10" (5.54m x 3.63m)

Coving. Double-glazed window with distant westerly views. Double-glazed door providing access to the balcony. TV point

Kitchen

10'0" x 6'7" (3.06m x 2.01)

Fitted with a range of base and wall units with work surfaces over. Single bowl sink with mixer tap. Electric oven and four-ring hob with extractor fan above. Space for a washing machine. Tiled splashbacks. Double-glazed window with westerly aspect.

Bedroom

12'11" x 9'8" (3.96m x 2.96m)

Double-glazed window enjoying westerly views. TV point.

Bathroom

6'0" x 5'2" (1.85m x 1.60m)

Panneled bath with fitted shower. Wash hand basin. Part-tiled walls.

Separate WC

5'10" x 2'8" (1.78m x 0.82m)

Other Information

Tenure - Leasehold

Lease: - 131 years remaining

Service Charge - 3,521.48 per annum

Ground Rent - £70 per annum

Council Tax Band: - A

Local Authority: - Worthing

Floor Plan



TOTAL FLOOR AREA : 603 sq.ft. (56.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PLEASE NOTE:

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

- All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
- Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
- Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
- The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.