Robert Luff & Co

Boundary Road, Worthing

Leasehold - Price £180,000

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Description

We are delighted to offer to the market this extremely spacious and well-appointed two double bedroom fifth-floor purpose-built flat, situated in the popular Manor Lea block, just yards from the seafront, close to the town centre, and within a short walk of the local station.

Key Features

- Fifth-floor two double-bedroom flat in Manor Lea
- Stunning seafront views from both bedrooms
- Generous hallway with large storage cupboard
- Modern shower room with electric shower
- Lounge/diner with easterly and southerly aspects
- Large enclosed balcony/sunroom off lounge
- Modern kitchen with fitted appliances
- Long lease, chain-free, ideal for investors
- Close to seafront, town centre, and station
- Council Tax Band B | EPC Rating D







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Upon entering, you are welcomed by a generous hallway which features an extremely large storage cupboard with shelving. To the right is a modern, part-tiled shower room with an electric shower, built-in vanity unit, sink, and heated towel rail. There are two exceptionally spacious double bedrooms, both offering stunning views across Worthing seafront.

Before entering the lounge/diner to the left, you will find an airing cupboard with slatted shelving for additional storage.

The lounge/diner enjoys easterly and southerly aspects, providing fantastic views across Worthing town centre and seafront. This flexible space easily accommodates both a dining area and living room furniture. From the lounge, a door opens onto a large enclosed balcony/sunroom, perfect for enjoying morning coffee, dining al fresco, or additional storage.

The modern, spacious kitchen can be closed off with frosted glass French doors and offers a range of wall and base units with a marble-effect work surface. Fitted appliances include a stainless-steel extractor, built-in microwave, built-in electric oven, built-in half-size dishwasher, and a built-in fridge/freezer.

Additional benefits of this flat include a long lease, a chain-free sale, and an excellent opportunity for first-time buyers or buy-to-let investors.

Tenure
Leasehold with 172 years remaining
Service charges: £3000 per annum
Ground Rent: £40 per annum

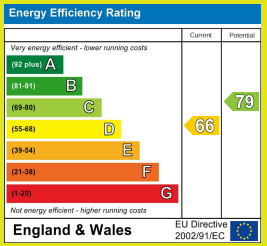


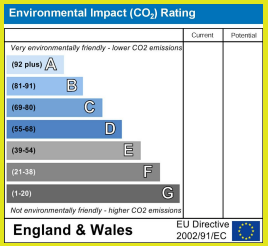
Floor Plan Boundary Road



Total area: approx. 88.0 sq. metres (947.7 sq. feet)







The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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