



32 Manor Lea Boundary Road, Worthing, BN11 4RN

Asking Price £200,000



Located on the 7th floor within walking distance of Worthing seafront and local amenities. This well presented two bedroom apartment offers impressive views over Worthing with sea and downland glimpses. The accommodation briefly comprises, communal entrance, entrance hall, two double bedrooms, a west aspect living room with access to the enclosed balcony, kitchen/breakfast room, shower room with separate cloakroom. The flat also benefits from lift access to all floors, residents parking, ample in flat storage, and additional rentable storage facilities.

- Two Double Bedrooms
- West Aspect Lounge
- Seventh Floor Apartment With Lift Access
- Sea Views From Enclosed Balcony
- 350 Yards From Worthing Seafront
- Residents Parking
- Ideally Situated Close to Town Centre
- CHAIN FREE





### Communal Entrance

Telephone entry system. Stairs or lift leading;

### Seventh Floor

Private front door to;

### Entrance Hallway

Cupboard housing meters and consumer unit by front door. Coat cupboard. Carpet. Pendant lights. Large airing cupboard housing hot water cylinder. Entry phone system.

### Living Room

4.50 x 4.33 (14'9" x 14'2")

West aspect lounge/diner. Wall mounted electric heater. Feature electric fireplace with hearth. Pendant light. Carpet. Double glazed window. Door leading to;

### Sun Room

Triple aspect with views south across to Worthing seafront and north to the downs. Double glazed windows. Wall lights.



### Kitchen

2.97 x 3.64 max (9'8" x 11'11" max)

Roll edge worktop. Range of wood effect base & wall units. Breakfast bar. Integrated fridge/freezer, eye level cooker, 'NEFF' microwave, 'NEFF' hob with canopy extractor fan above, full sized dishwasher, space for freestanding washing machine and tumble dryer. 1.5 bowl sink and drainer. Two double glazed windows. Pendant light. Tiled splash back.

### Bathroom

Tiled bathroom. Full sized bath with mixer tap. Electric shower on riser rail. Glass shower screen. Wash hand basin with storage below. Spotlights.

### Separate Cloakroom

Fully tiled. Toilet. Pendant light.

### Bedroom One

4.50 x 3.81 (14'9" x 12'5")

Generous double bedroom with fitted wardrobes. Carpet. Wall mounted electric radiator. Pendant light.



Double glazed window. Impressive views over to the downs.

### Bedroom Two

3.67 x 2.61 (12'0" x 8'6")

Double bedroom. Carpet. Wall mounted electric heater. Pendant light. Window with views to the downs.

### Outside;

### Parking

Ample residents parking space available.

### Required Information

Length of lease: 173

Annual service charge: TBC

Annual ground rent: TBC

Council tax band: B

Draft version:1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



SEVENTH FLOOR



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 misstatement. 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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| 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>                            |                         | 77        |
| (55-68) <b>D</b>                            | 54                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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