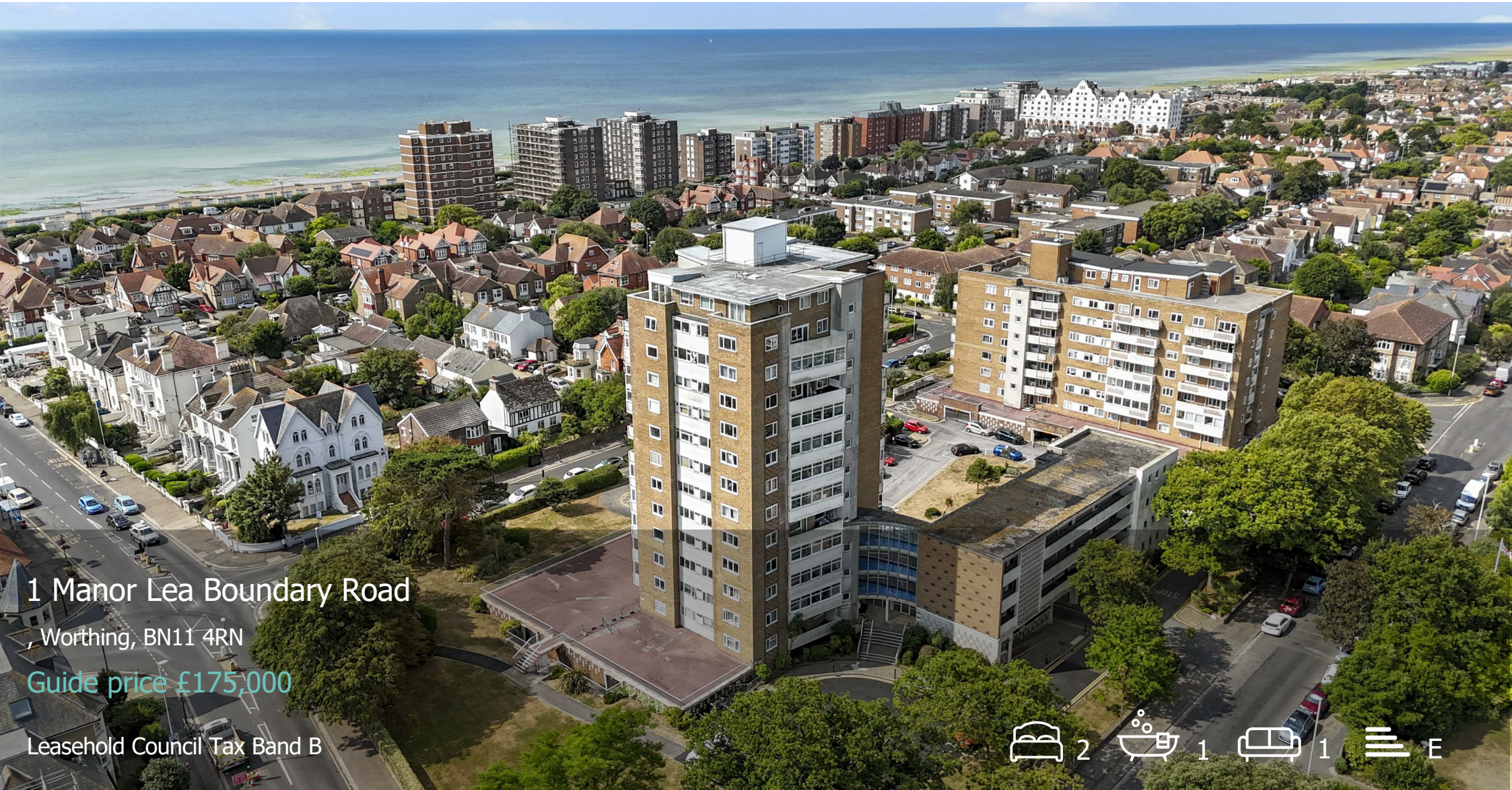
JAMES&JAMES
ESTATE AND LETTING AGENTS

t: 01903 958770
e: salesenquiries@jamesandjamesea.co.uk
119 | George V Avenue | Worthing | BN11 5SA

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



1 Manor Lea Boundary Road

, Worthing, BN11 4RN

Guide price £175,000

Leasehold Council Tax Band B

2 1 1 E

A spacious two bedroom ground floor apartment, within walking distance of Worthing seafront and town centre.

Accessed via a secure entry phone system, the apartment has a wonderful double aspect sitting room with opening to the kitchen, providing an open plan feel which is ideal for entertaining. The main bedroom has a door providing access to the enclosed terrace. There is a further double bedroom, modern bathroom, separate WC and ample storage cupboards in the hallway.

Outside there a well-maintained communal gardens and residents permit parking.

The apartment is located approximately 350 yards from Worthing seafront and is close to the town centre with it's comprehensive range of shops, bars, cafes and restaurant. Worthing mainline train station is approximately a mile away.

The apartment is being sold with no chain.

Lease years remaining -172
Service charge - £5541.98pa

Entrance Hall

Sitting Room
15 x 14'6 (4.57m x 4.42m)

Kitchen
12 x 9'8 (3.66m x 2.95m)

Bedroom 1
13'5 x 11'4 (4.09m x 3.45m)

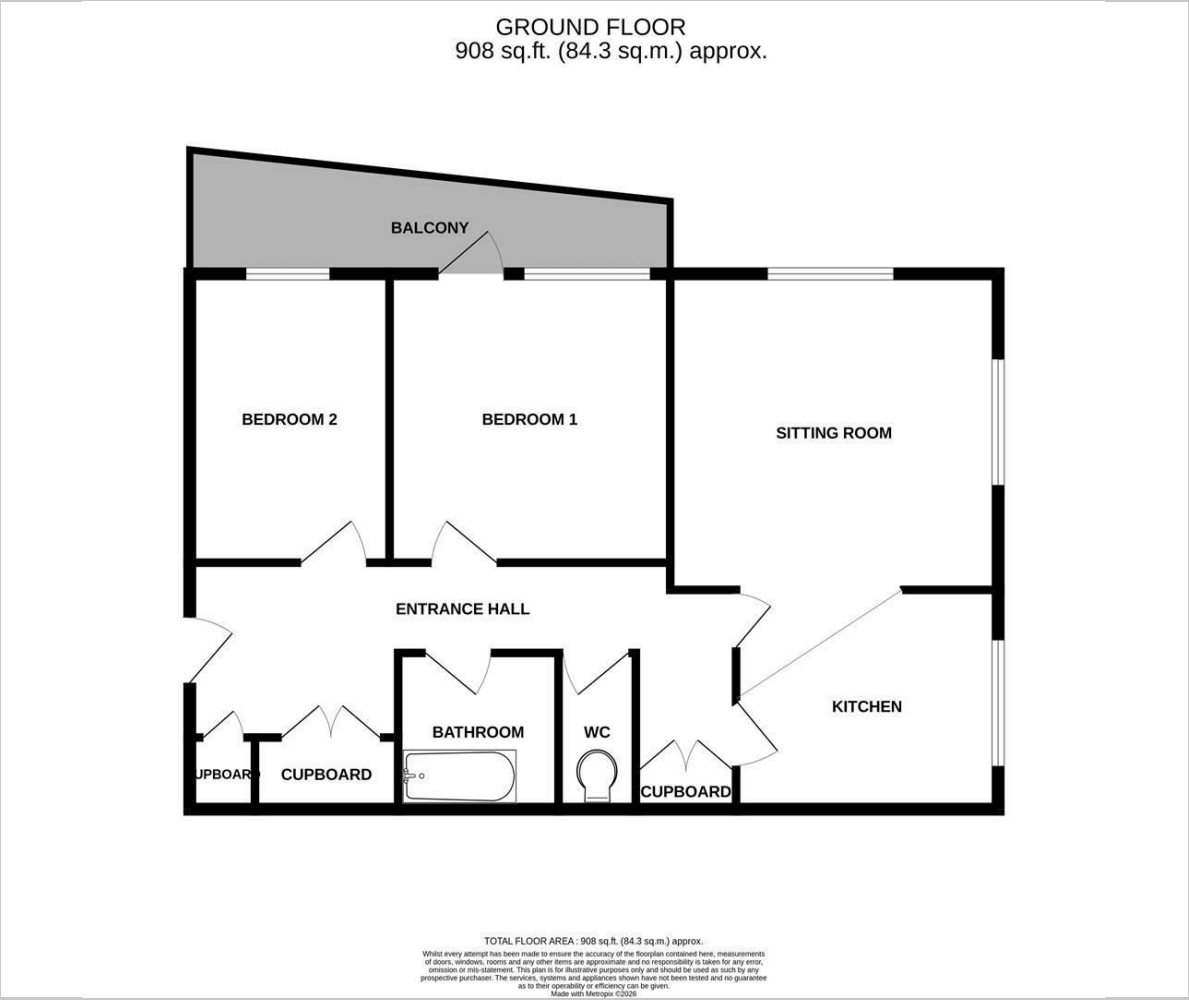
Bedroom 2
13'5 x 9'2 (4.09m x 2.79m)

Bathroom

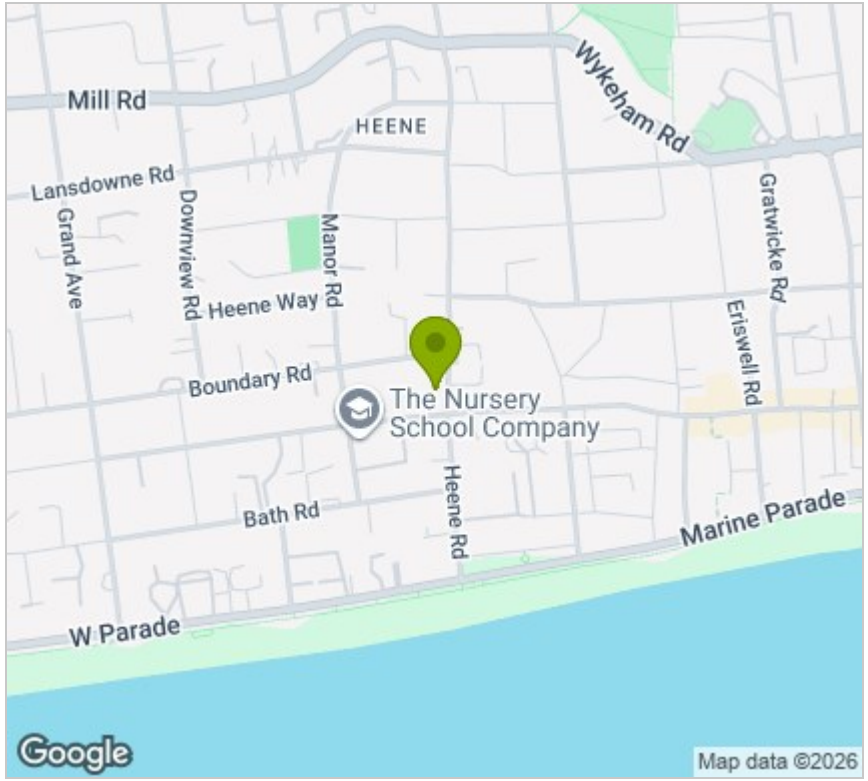
Separate WC

Private terrace

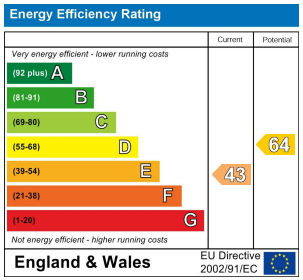
Floor Plan

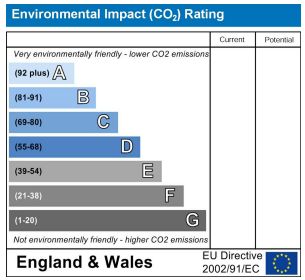


Area Map



Energy Efficiency Graph





Viewing

Please contact our Worthing Office on 01903 958770
if you wish to arrange a viewing appointment for this property or require further information.

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All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

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