



12 Manor Lea Boundary Road, Worthing, BN11 4RN
£1,350 Per Calendar Month



A beautifully present two bedroom second floor flat located within walking distance of Worthing seafront and local amenities in Heene Road. The well-proportioned property briefly offers two double bedrooms, a west aspect living room with access to the enclosed balcony, brand new kitchen/breakfast room with excellent range of units, recently refitted shower room with large shower cubicle and separate cloakroom. The flat also benefits from lift access to all floors, residents parking (vehicle registration required), ample storage and additional underground parking at an additional cost, if required. Council Tax B Epc E

Communal Entrance

Private Front Door To;

Entrance Hall

Lounge

4.50 x 4.29 (14'9" x 14'0")

Sun Room

3.68 x 1.45 (12'0" x 4'9")

Kitchen/Breakfast Room

3.61 x 2.87 (11'10" x 9'4")

Shower Room

2.13 x 1.96 (6'11" x 6'5")

W/C

Bedroom One

4.47 x 3.84 (14'7" x 12'7")

Bedroom Two

3.63 x 2.62 (11'10" x 8'7")

Outside;

Parking

Required Information

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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