



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



Bacon Micawber Lettings are delighted to offer for rental this spacious and well presented third floor flat. Ideally located with easy access to the Town Centre and just a short distance from the seafront. The flat is reached by stairs or a passenger lift and comprises of a good size west facing lounge with enclosed balcony, modern fitted kitchen with built in oven and free standing washing machine, two double bedrooms, modern recently refitted bathroom with shower and bath, separate wc and hallway with ample storage. Residents parking is available at no extra charge (vehicle to be registered with managing agents) or an optional underground space which is chargeable if preferred. The flat has full double glazing and electric heating throughout. Epc D Council Tax B

- Third Floor
- Two Double Bedrooms
- Lift Access
- West Aspect
- Off Road Residents Parking
- Excellent Condition
- Walking Distance from Worthing Seafront





### Communal Entrance

Telephone entry system. Stairs or lift leading to third floor.

### Third Floor

Private front door to

### Entrance Hallway

Carpeted entrance hallway. Three storage cupboards. Pendant light. Access to all rooms;

### Living Room

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

West aspect living room with space for lounge and dining room furniture. Carpet. Levelled ceiling with pendant light. Decorative fireplace. Wall mounted electric heater. Door leading to;

### Sun Room

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

West aspect enclosed balcony. Double glazed windows.



### Kitchen

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

Rolltop work surfaces with inset single sink drainer with C-sprout mixer tap. A range of contrasting white base & wall mounted units and drawers. Four ring electric hob with low level oven below. Canopy extractor fan. Space for freestanding fridge/freezer. Undercounter washing machine. Part tiled walls. Track spotlights. Two double glazed windows.

### Bathroom

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

Modern part tiled bathroom. Full length bath with riser rail mixer shower above. Navy wall hung vanity unit with wash hand basin. Heated towel rail. Extractor fan.

### Separate Cloakroom

Low level W/C. Air vent. Levelled ceiling with pendant light.



### Bedroom One

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

Spacious double bedroom. Levelled ceiling with pendant light. Carpet. Double glazed window. Electric wall mounted radiator.

### Bedroom Two

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

Double bedroom. Levelled ceiling with pendant light. Carpet. Wall mounted electric heater. Double glazed window.

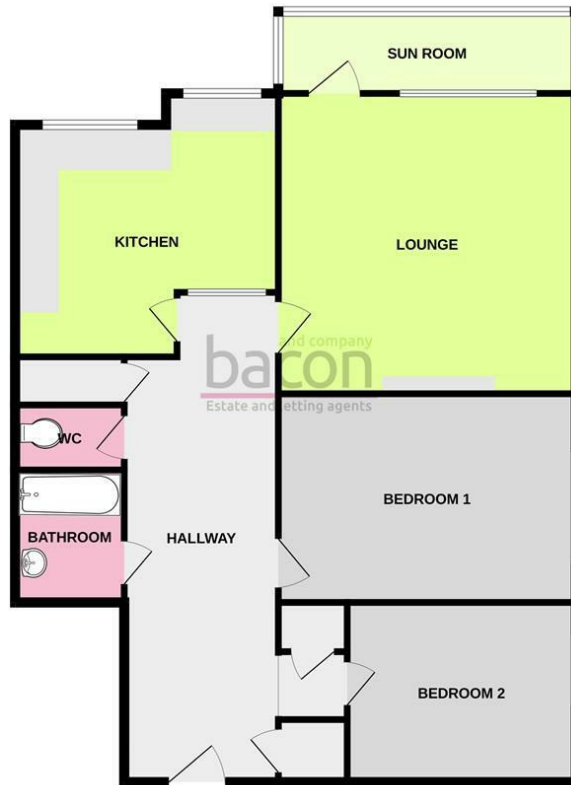
### Outside;

#### Parking

Ample residents parking space available. Unallocated but car must be registered with managing agents. Undercover space may be available at an additional monthly cost if required.



THIRD 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 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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and company  
**bacon**  
Estate and letting agents

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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