



12 Manor View Court, Worthing, BN14 8HR  
Guide Price £250,000

and company  
**bacon**  
Estate and letting agents





We are delighted to offer for sale this extremely well presented two double bedroom ground floor apartment in this popular Broadwater location having the added benefit of a garage in compound which benefits from power & security lighting.

In Brief the property comprises of two spacious double bedrooms, a south aspect lounge, also having the further benefit of a both a modern fitted family bathroom & kitchen which has space for utilities, the property also benefits from private front & rear doors leading out to communal areas.

Call now to avoid disappointment.

- Ground Floor Apartment
- Two Double Bedrooms
- Private Front & Rear Doors
- Garage In Compound With Power & Security Lighting
- Close To Local Amenities
- Modern Fitted Kitchen & Family Bathroom
- Deceptively Spacious South Aspect Lounge
- Gas Central Heated & Double Glazed Throughout









### Entrance Porch

0.91m x 0.91m (3'11 x 3'5)

Laminate floor, textured ceiling, private front door to apartment.

### Entrance Hallway

4.57m x 3.05m (15'7 x 10'2)

Laminate floor, single radiator, wall mounted heating control panel, fitted storage cupboard with recessed shelving, further fitted storage cupboard, wall mounted fuse board & electric meter.

### Lounge

4.57m x 3.35m (15 x 11'3)

Laminate flooring, television point, various power points, single radiator, double glazed window, skimmed ceiling with coving.

### Master Bedroom

3.96m x 3.05m (13'11 x 10'10)

Carpeted floor, single radiator, television point, double glazed window, various power points, textured ceiling.



### Bedroom Two

3.35m x 3.05m (11'11 x 10'5)

Carpeted floor, single radiator, various power points, double glazed window, textured ceiling with coving.

### Family Bathroom

2.13m x 2.13m (7'1 x 7)

Tiled flooring, part tiled walls, panel enclosed P-shaped bath with shower above having a rainforest fall shower head, pedestal hand wash basin with mixer tap, low flush WC, obscured glass double glazed window, heated towel rail, extractor fan, skimmed ceiling.

### Modern Fitted Kitchen

3.66m x 2.44m (12'1 x 8'3)

Laminate flooring, square edge solid wooden work surfaces with cupboards below & matching eye level cupboards, space for fridge freezer, integrated oven with four ring electric hob above & extractor fan over, one & a half bowl stainless steel single drainer sink unit with mixer tap, space for washing machine, space for



dishwasher, part tiled walls, textured ceiling, private door leading to communal grounds.

### Lease Information

Lease: 85 years approximately

Maintainance: £713.88 per half year

Ground Rent: £75 per half year

### Council Tax

Band B

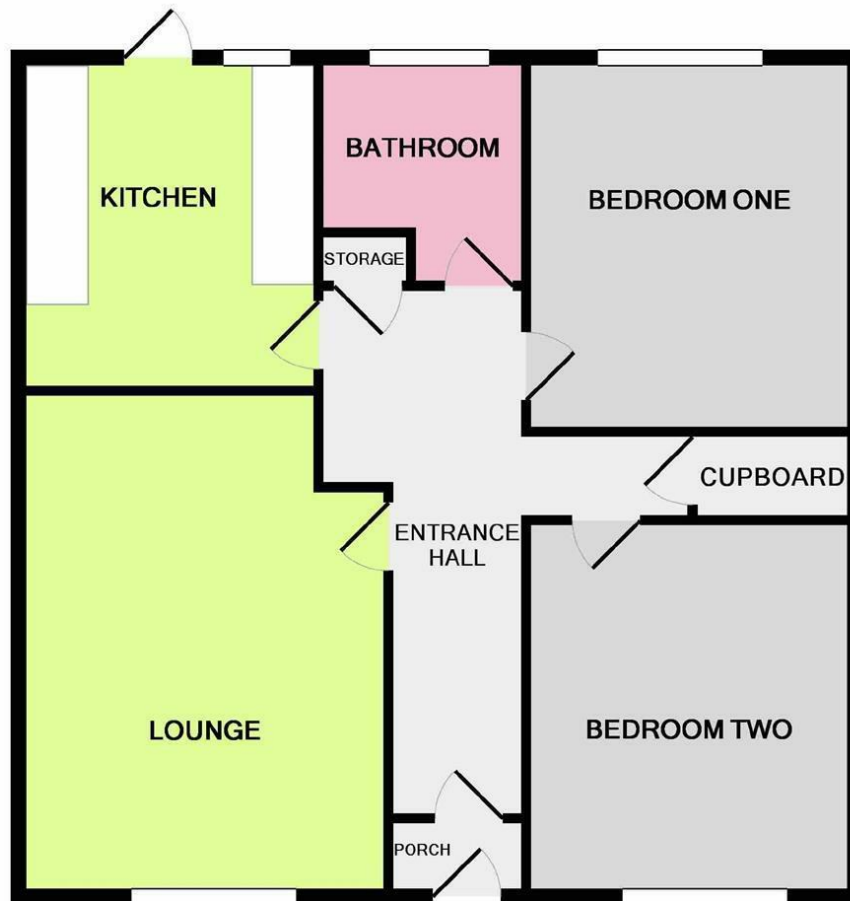
### Communal Grounds

Large lawned areas having various flower borders, bin storage by back entrance, pathways leading to garage in compound.

### Garage In Compound

Having an up & over door, double plug socket & security lighting.





Measurements are approximate. Not to scale. Illustrative purposes only  
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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>		
(55-68) <b>D</b>		
(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 confirm their condition or working order.

