



16 Manor Lea Boundary Road, Worthing, BN11 4RN

Asking Price £235,000





Spacious two bedroom flat in central Worthing within close proximity of the seafront and town centre. The flat is located on the third floor with lift and stair access. The property comprises of; west facing living room with space for dining room furniture, modern kitchen that can accommodate a casual breakfast area, contemporary bathroom with separate W/C, two double bedrooms, multiple storage cupboards. Externally the development has plenty of residents off road parking.

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







### 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 draws. 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.

### Required Information

Length of lease:173

Annual service charge: tbc

Annual ground rent: tbc

Council tax band: B

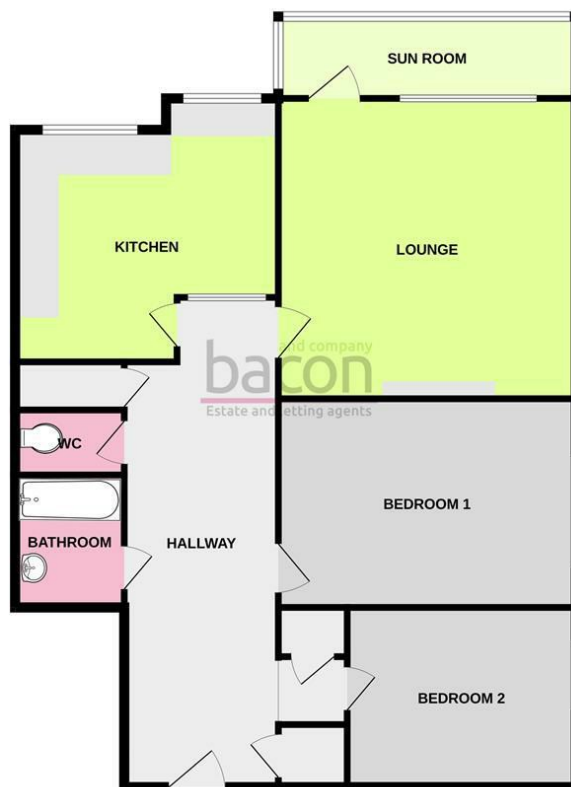
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.





THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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.



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