



12 Manor Lea Boundary Road, Worthing, BN11 4RN

Asking Price £225,000





Beautifully present two bedroom second floor flat located within walking distance of Worthing seafront and local amenities. The well-proportioned property briefly offers, two double bedrooms, a west aspect living room with access to the enclosed balcony, kitchen/breakfast room, shower room with separate cloakroom, ample storage. The flat also benefits from lift access to all floors, residents parking and additional rentable storage facilities.

- Second Floor Flat
- Beautifully Presented
- Two Double Bedrooms
- Kitchen/Breakfast Room
- West Facing Enclosed Balcony
- Shower Room With Separate W/C
- Residents Parking
- Ample Storage
- Lift Access









### Communal Entrance

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

### Private Front Door To;

### Entrance Hall

Original parquet flooring. Panelled walls. Three storage cupboards. Doors to all rooms.

### Lounge

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

West aspect. Space for lounge and dining room furniture. Double glazed window. Light grey carpet. Central pendant light. Three linear pendant lights above dining area. Door leading to:

### Sun Room

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

South/West aspect enclosed balcony. Power sockets. Double glazed windows.

### Kitchen/Breakfast Room

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

Rolltop work surfaces incorporating 1.5 bowl sink with



drainer and mixer tap. Four ring electric hob with extractor hood above and oven below. Space and plumbing for under counter washing machine, fridge and freezer. Range of matching cupboards, drawers and eye level wall units. Classic white tiled splashback. Space for a casual breakfast area. Two West aspect double glazed windows. Contemporary geometric flooring.

### Shower Room

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

Step in shower with electric shower over, glass shower screen & door. Pedestal wash hand basin. Wall mounted mirror with light above. Part tiled walls. Tiled flooring. Wall heater. Extractor fan.

### W/C

Well presented separate W/C. Part tiled walls. Low level flush w/c. Air vent. Contemporary geometric flooring. Pendant light.

### Bedroom One

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

Large double bedroom. 6 door built in wardrobe with shelves and hang rail below. Double glazed window. Carpet.



### Bedroom Two

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

Double bedroom. Double glazed window. Carpet. Pendant light.

### Outside;

### Parking

Ample residents parking space available.

### Required Information

Length of lease: 145 years

Annual service charge: £2,800

Annual ground rent: £20

Council tax band: B

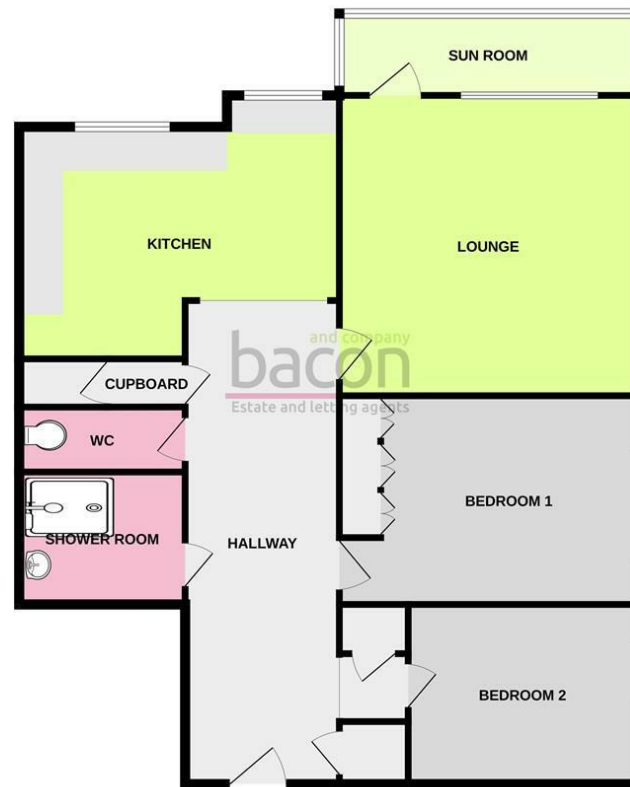
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.





SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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| 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>                            |                         | 77        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 50                      |           |
| (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



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