



**Manor Lea, Boundary Road, Worthing, BN11 4RP**  
**Asking Price of £240,000**



We are excited to present this fourth-floor apartment to the market. Boasting two spacious bedrooms, a contemporary fitted kitchen, a modern bathroom, a bright lounge/dining area, and a private balcony, this property offers both comfort and convenience. Ideally located, it's within walking distance to Worthing Seafront, local bus routes, and offers easy access to Worthing Town Centre.



## Key Features

- Fourth Floor Purpose Built Apartment
- Two Double Bedrooms
- Lounge/ Dining Room
- Modern Fitted Kitchen
- Modern Bathroom
- Balcony
- Long Lease
- Residents Parking
- Walking Distance To Worthing Seafront



**2 Bedrooms**



**1 Bathroom**



**1 Reception Rooms**

### INTERNAL

The property features a communal entrance with a secure entry phone system, stairs, and a passenger lift providing access to the fourth floor. Upon entering, you are welcomed into a spacious entrance hall, which provides access to all rooms, including a convenient storage room. The apartment offers two generously sized double bedrooms. The lounge/dining room provides ample space for living furniture and features a door leading out to the private balcony. The modern, fully fitted kitchen is equipped with wall and base units, along with integrated appliances, including a fridge/freezer, dishwasher, oven, electric hob, and space for a washing machine. The stylish bathroom comprises a bath with a shower overhead, a glass screen, a wash hand basin with storage below, and the WC is conveniently located just adjacent to the bathroom.

### LOCATION

Located in the highly sought-after West End of Worthing town centre, this property sits at the corner of the popular Heene Road. Worthing Seafront is just 350 yards away, while a pharmacy and local convenience store are conveniently located only 200 yards from the property. Bus routes are easily accessible along Heene Road, and West Worthing train station is approximately 0.8 miles away, offering excellent transport links.

Tenure

Service Charge: £2600 per annum

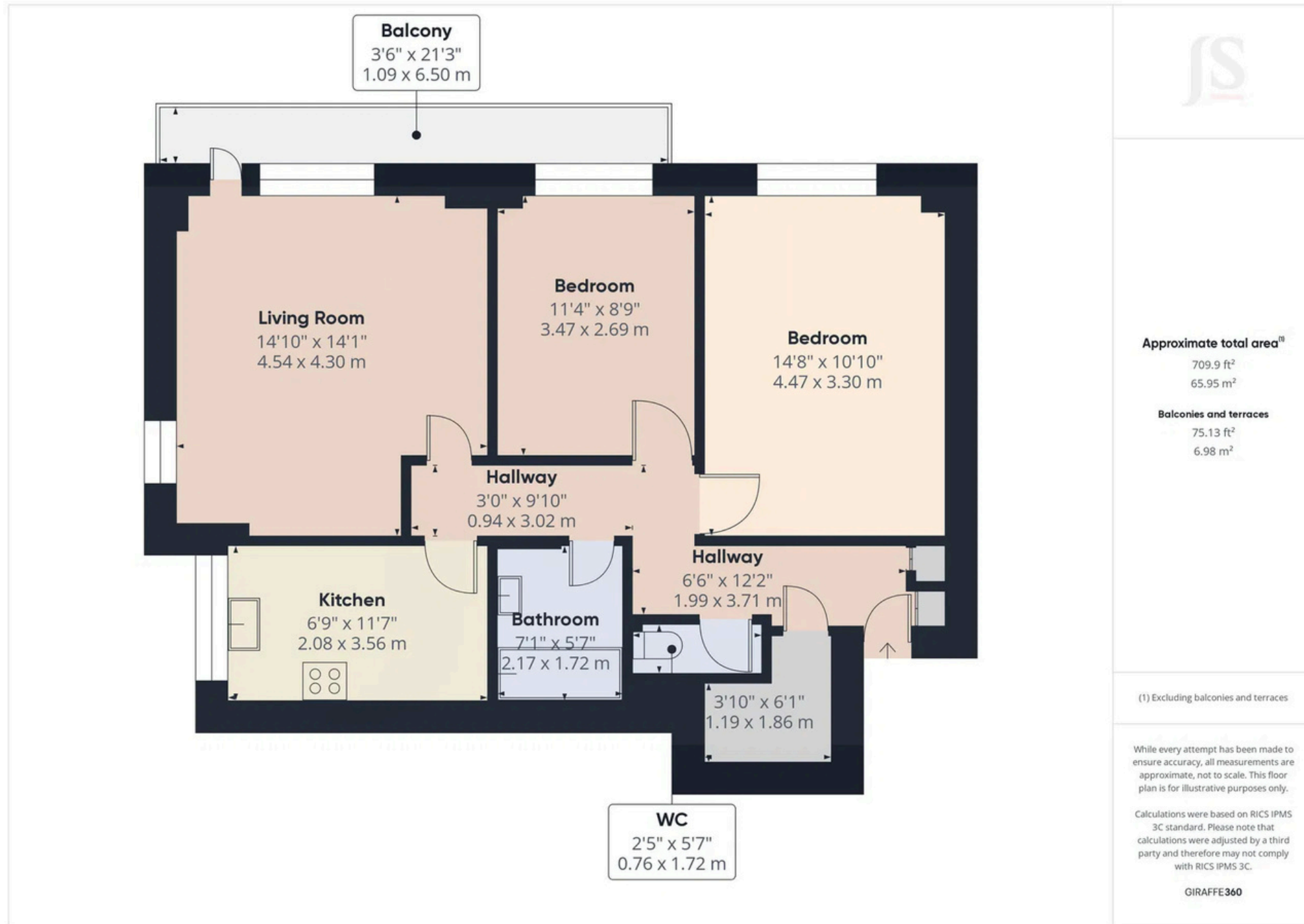
Ground Rent: £40 per annum

Lease: 173 years remaining

### EXTERNAL

The property offers an East facing balcony with views towards the South Downs. Non allocated residents parking.





Approximate total area<sup>m</sup>  
 709.9 ft<sup>2</sup>  
 65.95 m<sup>2</sup>

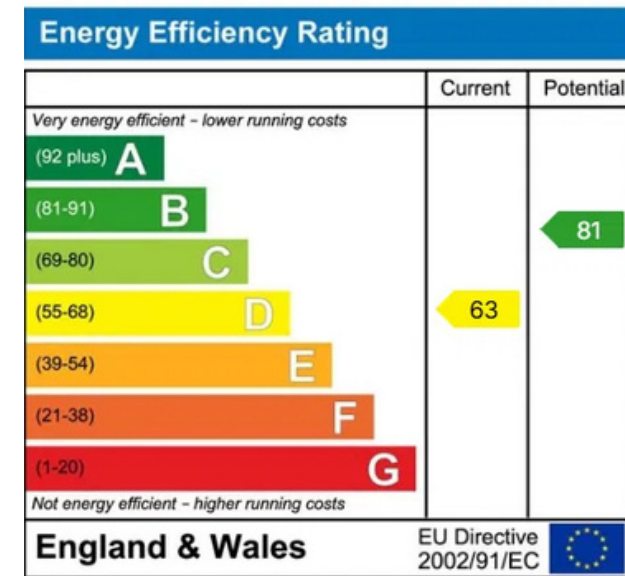
Balconies and terraces  
 75.13 ft<sup>2</sup>  
 6.98 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Property Details:

Floor area (as quoted by EPC): 99 sqm

Tenure: Leasehold

Council tax band: b

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.