



Manor Lea, Boundary Road, Worthing, BN11 4RP

Guide Price of £230,000



We are pleased to present this purpose built fifth floor flat, ideally situated just a short walk from Worthing Seafront and the town centre. The property features two spacious double bedrooms, a bright south-facing lounge/dining area with uninterrupted sea views, a well appointed fitted kitchen, a bathroom and a separate WC. Further benefits include a private south facing balcony offering stunning sea views and an allocated parking space. This well located flat offers comfortable coastal living with every convenience close at hand.



Key Features

- Purpose Built Flat
- Two Double Bedrooms
- Fifth Floor With Passenger Lift
- Direct Sea Views
- South Facing Balcony
- Fitted Kitchen
- Lounge/ Dining Room
- Bathroom & Seperate WC
- Parking
- Close To Worthing Seafront & Worthing Town Centre



2 Bedrooms



1 Bathrooms



1 Reception Rooms

INTERNAL

Communal entrance with security entry phone system, stairs and passenger lift to the fifth floor. Front door opening into the entrance hall with access to all rooms and storage cupboards. The lounge/ dining room is south facing and benefits from direct sea views and a door leading out to the south facing balcony. The fitted kitchen offers wall and base units with built in oven, electric hob, space for fridge/ freezer, space and plumbing for washing machine and dishwasher, sink and drainer. The property features two double bedrooms with the primary bedroom offering fitted wardrobes and both bedrooms offers views toward Worthing Town centre, south downs and sea views. The bathroom offers a bath with shower above, wash hand basin and access to airing cupboard. The WC is located just off the hallway.

EXTERNAL

The property boasts a south-facing balcony with direct sea views and stunning panoramic vistas across Worthing. Additional benefits include on-site residents' parking and beautifully maintained communal gardens.

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

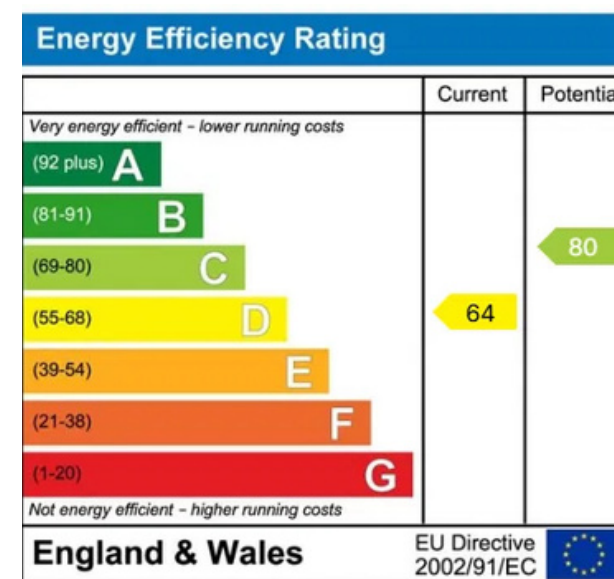
Service charge: £2,800 per year

Ground rent: £40 per year

Lease: 173 years



To book a viewing contact us on: 01903 506080 | westworthing@jacobs-steel.co.uk | jacobs-steel.co.uk



Property Details:

Floor area (as quoted by EPC: 86 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.