



Manor View Court | Sompting Avenue | Worthing | BN14 8HR
Guide Price £260,000



We are delighted to offer for sale this well presented and spacious first floor apartment situated in the highly desirable Broadwater location, close to local shops, amenities and mainline train station. The apartment boasts its own private entrance, two double bedrooms, south facing living/dining room, fitted kitchen, contemporary bathroom suite, a garage (with off road parking in front) and sold with a long lease.



Key Features

- Spacious First Floor Apartment With Multiple Storage Cupboards
- Two Double Bedrooms
- Private Entrance
- South Facing Living/Dining Room
- Long Lease & Low Maintenance
- Contemporary Bathroom Suite
- Garage With Off Road Parking To The Front
- Popular Broadwater Location
- Well Maintained Communal Gardens
- Close To Local Shops, Amenities & Mainline Train Station



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Stairs lead up to the apartment's own private entrance, opening into a welcoming hallway that offers two generous storage cupboards and provides access to all rooms—a perfect spot to hang coats and kick off your shoes. Located at the front of the apartment is the spacious south-facing living/dining room, measuring a generous 14'3" x 12'9". This well-proportioned space easily accommodates both comfortable seating and a family-sized dining table. Thanks to its southerly aspect, the room is flooded with natural light throughout the year, creating a bright and inviting atmosphere, and has the additional benefits of a further storage cupboard. Adjacent to the living area is the kitchen, fitted with a range of neutral wall and base units, topped with marble-effect laminate worktops. There is space and provision for several white goods, as well as an integrated oven and a four-ring gas hob—perfect for both everyday cooking and entertaining. Both double bedrooms are well-sized and can comfortably fit a large double bed along with additional freestanding furniture. The main bedroom enjoys picturesque views over the South Downs, while the second bedroom benefits from a sunny south-facing aspect and includes a built-in wardrobe for added convenience. The bathroom has been recently refurbished with a sleek, contemporary three-piece suite comprising a corner shower, WC, and hand wash basin. Stylish blue and white floral floor tiles add a vibrant finishing touch. Restored wooden block parquet flooring runs throughout the apartment, adding warmth and character to this beautifully presented home

EXTERNAL

The apartment benefits from a garage located at the rear, with the added convenience of off-road parking directly in front of it. Beautifully maintained communal grounds surround the development, creating a peaceful and well-kept setting.

LOCATION

Located in the popular Broadwater area and conveniently positioned within easy reach of local shops on Broadwater's main shopping parade. The area is popular with families as it falls within sought after school catchment areas, including Broadwater CofE Primary. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is less than one mile away. The nearest station is Worthing mainline less than 0.6 miles, with other transport links running nearby.

Tenure Leasehold

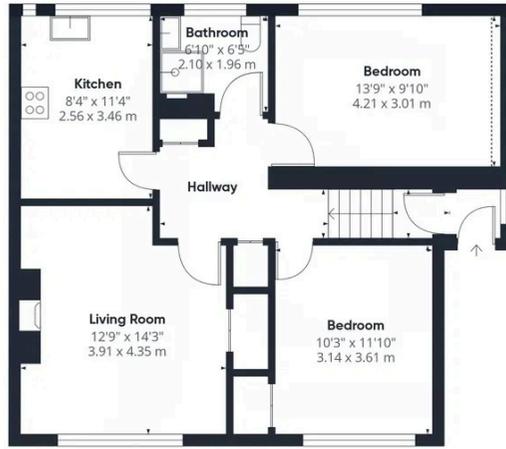
Lease Length 123 years remaining

Maintenance £788 per 6 months

Ground Rent £75 per annum

Council Tax Band B

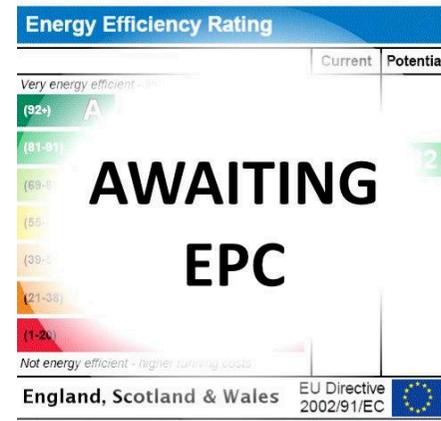




Ground Floor Building 1



Ground Floor Building 2



Property Details:

Floor area *as quoted by floorplan:

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.