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Description

We are delighted to offer to the market this extremely spacious and well-appointed two double bedroom fifth-floor purpose-built flat, situated in the popular Manor Lea block, just yards from the seafront, close to the town centre, and within a short walk of the local station.

Key Features

- Fifth-floor two double-bedroom flat in Manor Lea
- Stunning seafront views from both bedrooms
- Generous hallway with large storage cupboard
- Modern shower room with electric shower
- Lounge/diner with easterly and southerly aspects
- Large enclosed balcony/sunroom off lounge
- Modern kitchen with fitted appliances
- Long lease, chain-free, ideal for investors
- Close to seafront, town centre, and station
- Council Tax Band B | EPC Rating D





Upon entering, you are welcomed by a generous hallway which features an extremely large storage cupboard with shelving. To the right is a modern, part-tiled shower room with an electric shower, built-in vanity unit, sink, and heated towel rail. There are two exceptionally spacious double bedrooms, both offering stunning views across Worthing seafront.

Before entering the lounge/diner to the left, you will find an airing cupboard with slatted shelving for additional storage.

The lounge/diner enjoys easterly and southerly aspects, providing fantastic views across Worthing town centre and seafront. This flexible space easily accommodates both a dining area and living room furniture. From the lounge,

a door opens onto a large enclosed balcony/sunroom, perfect for enjoying morning coffee, dining al fresco, or additional storage.

The modern, spacious kitchen can be closed off with frosted glass French doors and offers a range of wall and base units with a marble-effect work surface. Fitted appliances include a stainless-steel extractor, built-in microwave, built-in electric oven, built-in half-size dishwasher, and a built-in fridge/freezer.

Additional benefits of this flat include a long lease, a chain-free sale, and an excellent opportunity for first-time buyers or buy-to-let investors.

Tenure

Leasehold with 172 years remaining
Service charges: £3000 per annum
Ground Rent: £40 per annum



