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Key Features

- Second Floor Apartment with communal entrance and lift service
- Spacious entrance hall with storage cupboards
- Living room opening onto front-facing balcony
- Re-fitted kitchen/dining room
- Two well-proportioned bedrooms
- Modern bathroom and newly fitted separate WC
- Private garage
- Attractive landscaped communal gardens
- New carpets throughout | Long lease
- Council Tax Band E | EPC Rating C

We are delighted to offer this spacious two-bedroom purpose-built apartment, ideally situated just yards from the seafront. Forming part of the ever-popular Roffey built development in the heart of West Worthing, this well-presented second floor flat benefits from new carpets throughout, a newly fitted kitchen and a newly fitted cloakroom.

Ideally positioned for easy access to Worthing town centre, local shops, bus routes and the mainline railway station, the property offers generous accommodation together with excellent additional benefits including a garage, lift service and attractive communal gardens.

The development benefits from a secure communal entrance with lift service rising to the second floor. Internally, the apartment features a welcoming entrance hall with useful built-in storage cupboards. The bright and spacious living room opens directly onto a front-facing balcony, providing ample space for a table and chairs and creating an ideal area to sit and enjoy the coastal surroundings.

A particular feature of the property is the re-fitted kitchen/dining room, an unusual and highly desirable addition for a two-bedroom apartment, offering excellent entertaining and dining space. There are two well-proportioned bedrooms, a modern bathroom and a separate WC.

Externally, the property enjoys beautifully maintained and attractively landscaped communal gardens together with the added benefit of a private garage. The apartment is also offered with a long lease, making it an ideal main residence, coastal retreat or investment purchase.

Tenure

Leasehold with 154 years remaining.

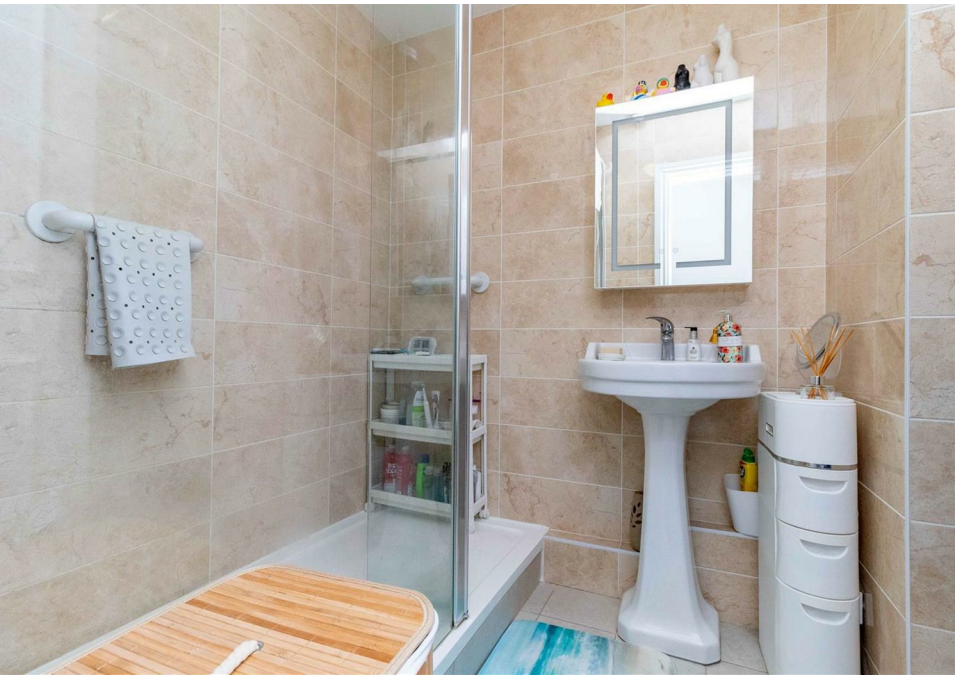
Service Charge: £3,954.15 per annum (paid every six months)



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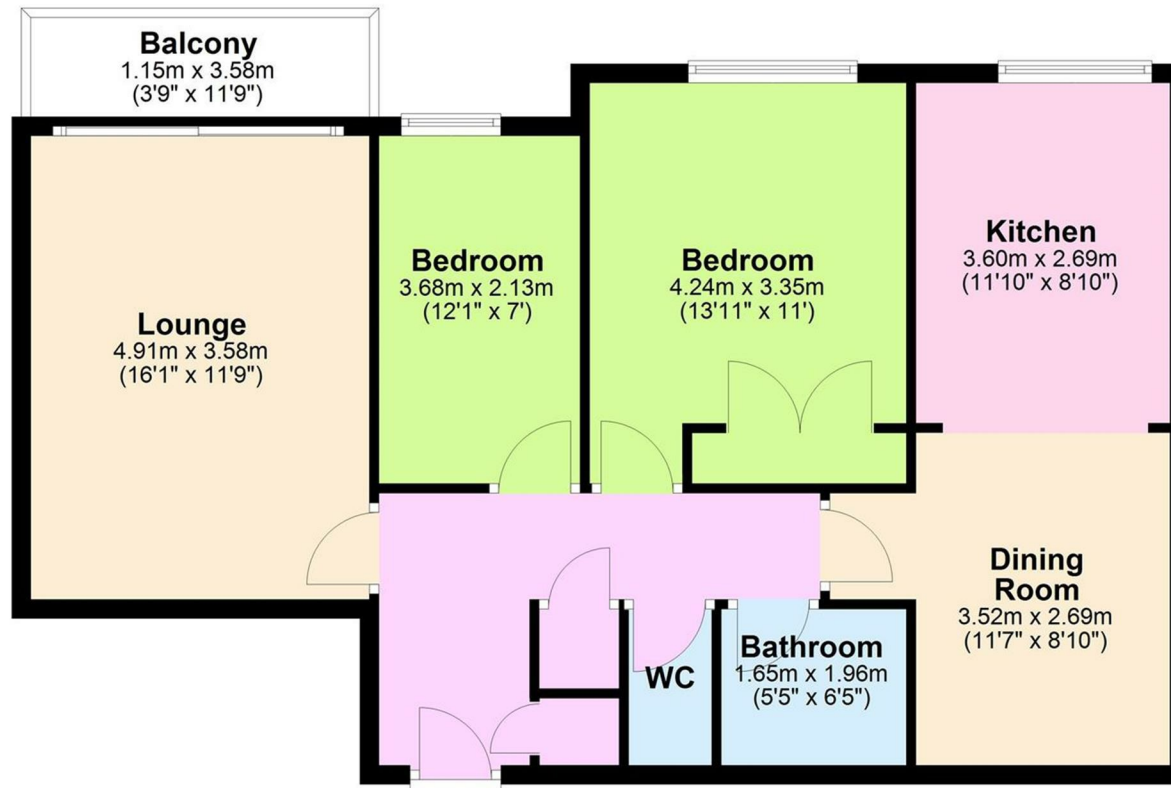
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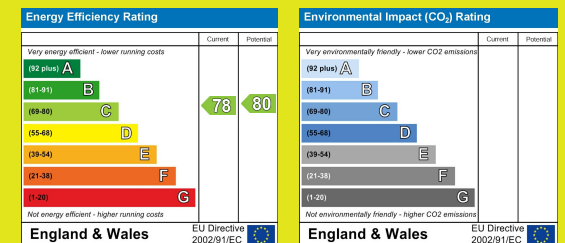
Floor Plan Manor Road

Second Floor

Approx. 77.3 sq. metres (831.8 sq. feet)
(excluding Balcony)



Total area: approx. 77.3 sq. metres (831.8 sq. feet)



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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