



Matthew
Anthony
ESTATE AGENCY

It's all in the details...



57b Manor Road

Worthing, West Sussex, BN11 4SE

£290,000

- Two bedroom first apartment
- Bright and airy living/dining room
- Kitchen with integrated appliances
- White bathroom with separate WC
- Private garden
- Garage with power and lighting

www.matthewanthony.co.uk

Worthing House, 6 South Street, Worthing BN11 3AA
01903 608080 | info@matthewanthony.co.uk

A spacious first floor apartment with a private garden and garage, situated opposite the picturesque St Botolphs Church in West Worthing.

Stairs rising to private double glazed front.

Hallway

Storage cupboard, airing cupboard, radiator, fitted carpet, thermostat, coving to textured ceiling with two pendant lights, access to loft. Doors to all rooms:

Lounge/Dining Room

Double glazed window to front, double radiator, fitted carpet, telephone point, TV point, power points, coving to textured ceiling with two three-way uplighters.

Kitchen

Fitted with a matching range of base and eye level units with work top space over, stainless steel sink with single drainer and mixer tap, integrated fridge/freezer, dishwasher and washing machine, eye level double oven, built-in four ring electric hob with pull out extractor hood over, double glazed window to rear, vinyl flooring, part tiled walls, power point, coving to textured ceiling with spotlights.

Bedroom One

Double glazed window to rear, fitted with a range of wardrobes and storage cupboards, radiator, fitted carpet, power points, coving to textured ceiling with downlighters.

Bedroom Two

Double glazed window to front, two wardrobes, radiator, fitted carpet, power points, coving to textured ceiling with three-way uplighters.

Bathroom

Fitted two piece suite comprising panelled bath with electric shower, mixer tap and shower curtain, wash hand basin with cupboards under, tiling to all walls, double glazed window to side, heated towel rail, tiled flooring, coving to textured ceiling with light.

WC

Wash hand basin and low-level WC, tiling to all walls, double glazed window to side, tiled flooring, coving to textured ceiling with light.

Private Rear Garden

Laid to paving with various trees and shrubs bordering.

Garage

Up and over door, power and lighting.

Lease

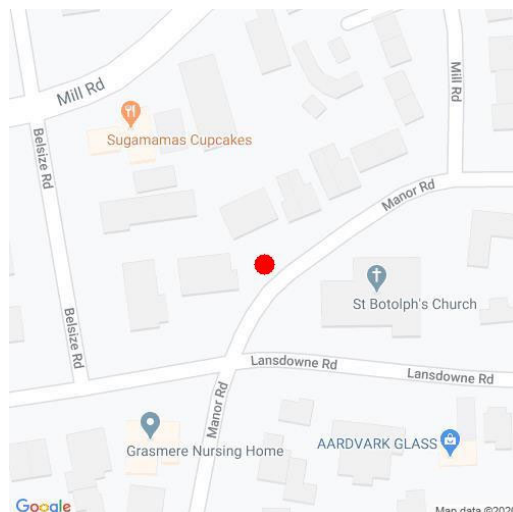
Approximately 153 years remaining.

Current Service Charge

Approximately £1,600 per annum.

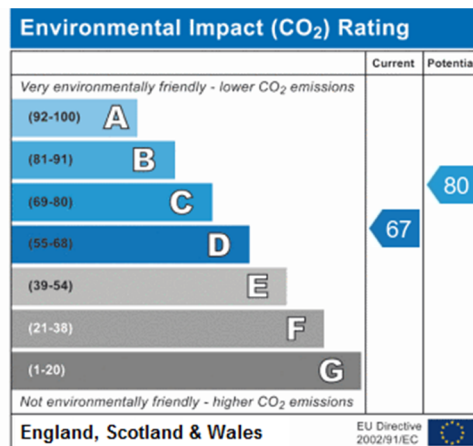
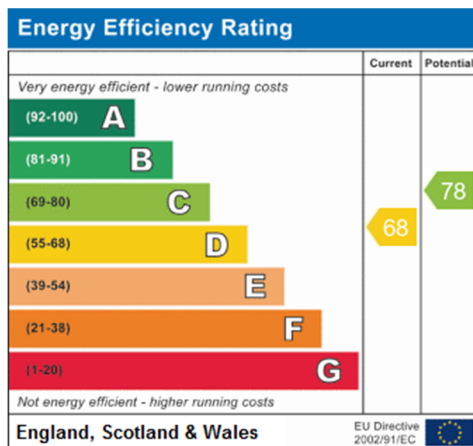
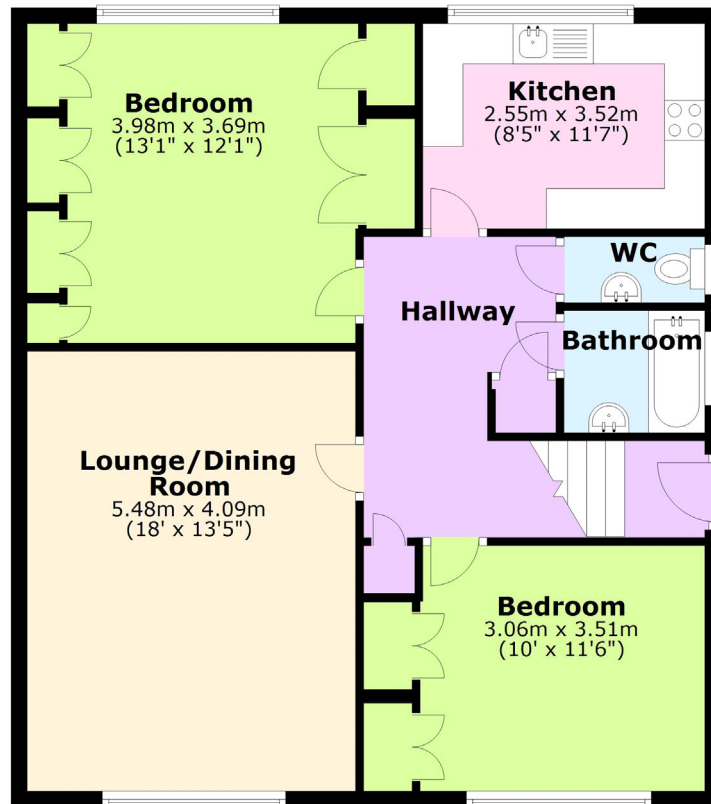
Ground Rent

Peppercorn.





First Floor



Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only.

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