



## Manor Lea, Boundary Road, Worthing

£950

Aspire Residential are delighted to bring to the market this modern, third floor apartment in popular West Worthing. The property has recently been redecorated & had new flooring laid throughout. Internally the property comprises; entrance hallway, office space/large storage room, lounge with access to the balcony, modern kitchen, double bedroom and a shower room.



Council Tax Band:

- Third floor apartment with lift access
- Modern accommodation
- Local shops
- Near to West Worthing Train Station

- Available immediately
- Private balcony
- Easy walk to the seafront
- New carpets and decoration



Worthing, a picturesque seaside town on the south coast of England, exudes a unique charm with its blend of Victorian elegance and contemporary vitality. Known for its extensive pebble beach, historic pier, and well-maintained promenade, Worthing offers residents and visitors alike a captivating coastal experience. The town's vibrant cultural scene is enriched by theatres, art galleries, and frequent events, creating a lively atmosphere. With its beautiful parks, such as Beach House Park and Highdown Gardens, Worthing provides green spaces for leisure and relaxation. The town's bustling town centre features a diverse array of shops, restaurants, and entertainment venues, contributing to its reputation as a welcoming and thriving community. Worthing's accessibility, rich history, and scenic beauty make it a sought-after destination for those seeking a coastal haven with a perfect blend of tradition and modernity.



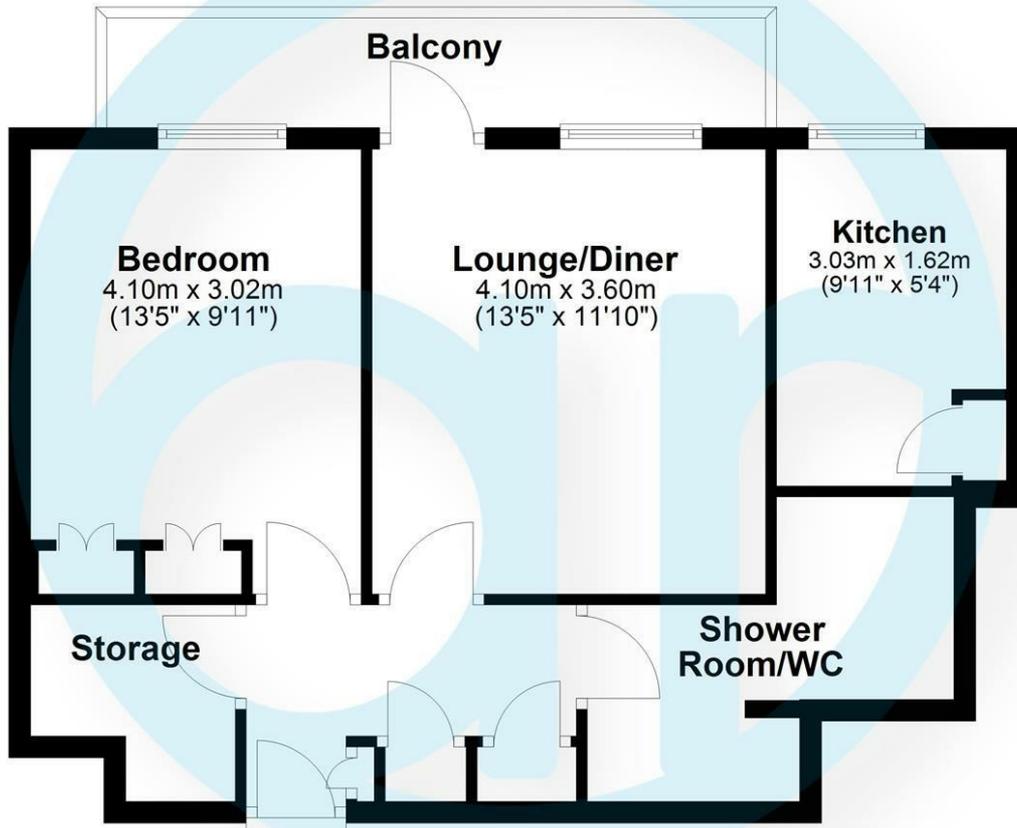
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Floor Plan

Approx. 48.9 sq. metres (526.0 sq. feet)



Total area: approx. 48.9 sq. metres (526.0 sq. feet)

### Aspire Residential | Goring-by-Sea

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