





108 Manor Lea Boundary Road, Worthing - BN11 4RP

£100,000 Leasehold

For sale by Auction. Open Day: Saturday 14th November

MATTHEW ANTHONY

Incorporating ***Stafford Johnson***





For sale by Auction.
A spacious 4th floor apartment with a well presented layout and large living room with balcony.
Distant sea views from a west facing balcony and unallocated off-road parking, situated in a purpose built block only 0.2 miles from the beach at Worthing seafront and within easy reach of cafes and independent shops.
We estimate a current market rent of £12,000 per annum based on comparable properties.

Outside: Communal gardens

Tenure: Leasehold

EPC Rating: D

Terms:
Auction Details
The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.
Binding contracts will be exchanged at the point of sale.
All sales are subject to our Common Auction Conditions and Bidder Terms.
Auction Deposit and Fees
The following deposits and non-refundable auctioneers fees apply, and are payable immediately upon exchange of contracts:

• 10% deposit (subject to a minimum of £5,000)
• Buyer's Fee of £2,340 inc. VAT

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

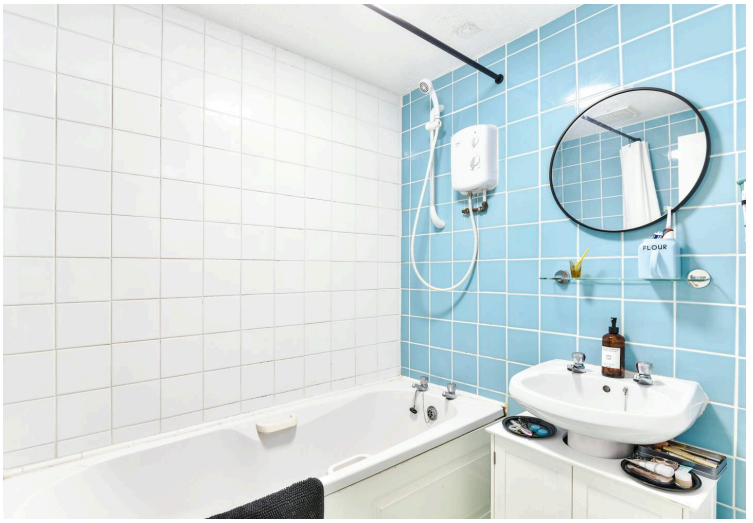
Guide Price & Reserve Price
Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

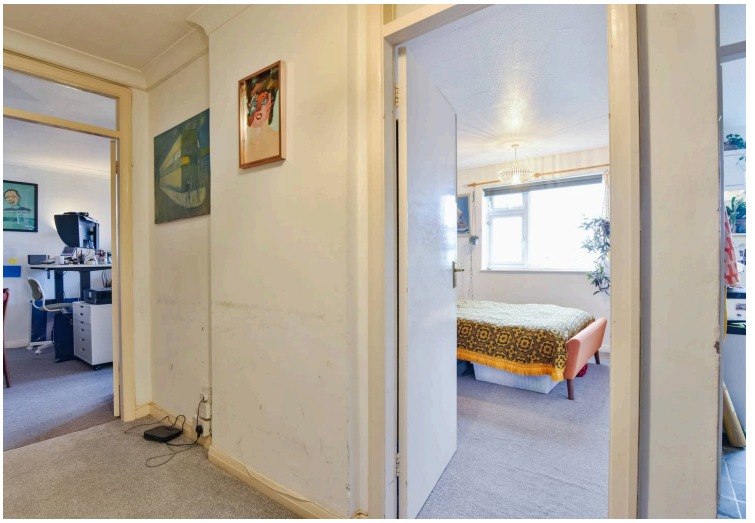
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:


FLOUR



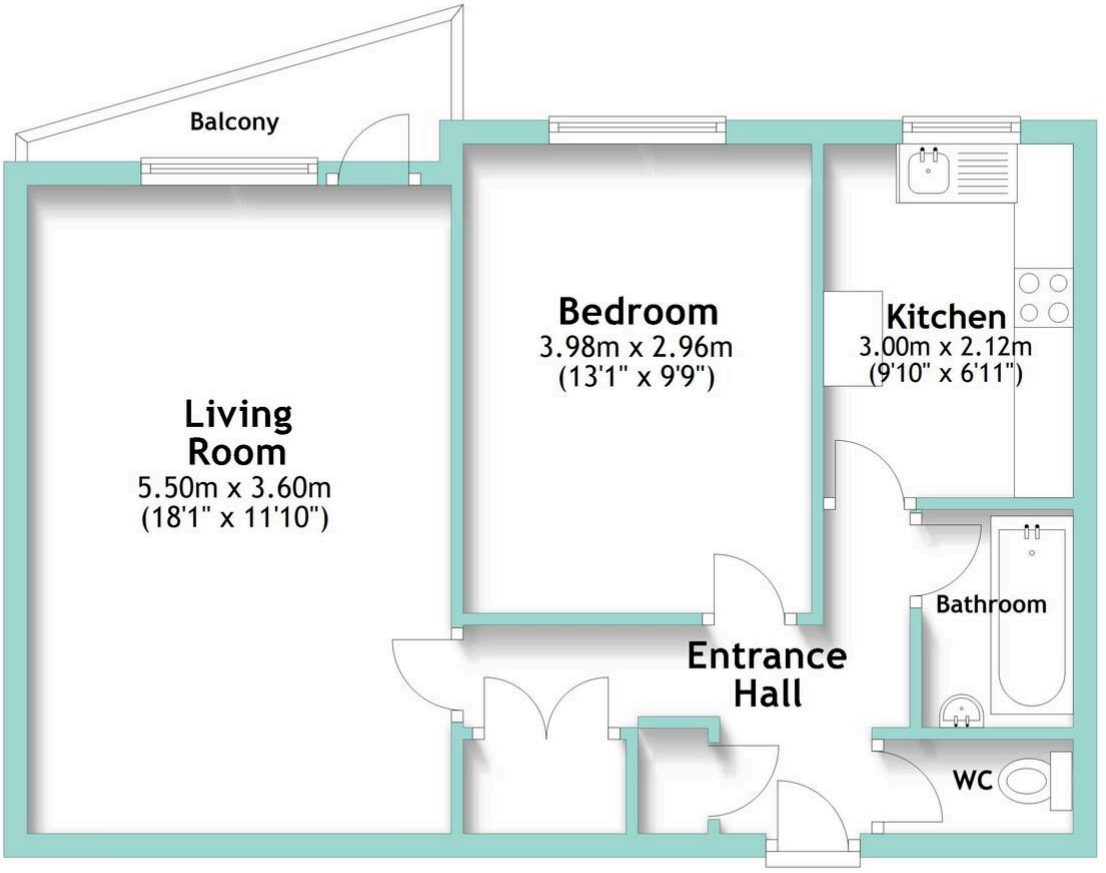






Fourth Floor

Approx. 51.4 sq. metres (552.8 sq. feet)



Total area: approx. 51.4 sq. metres (552.8 sq. feet)

Matthew Anthony incorporating Stafford Johnson

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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. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.