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Description

We are delighted to offer to the market this ground floor apartment, ideally situated in East Worthing just off the seafront with local shopping facilities, parks, schools, bus routes and mainline station all nearby.

Accommodation offers lounge, kitchen, two double bedrooms and a family bathroom. The property also benefits from gas fired central heating, double glazed windows and a fully enclosed private rear garden.

Key Features

- Ground Floor Apartment
- Modern Kitchen
- Private Rear Garden
- Gas Fired Central Heating
- Two Double Bedrooms
- Modern Bathroom
- Double Glazing
- Council Tax Band B





Front door to:

Hallway

Under stairs storage cupboard and smoke alarm.

Kitchen

3.34 x 3.21 (10'11" x 10'6")

Range of base and wall units with integrated fridge/freezer, integrated washing machine, dishwasher, integrated oven, double glazed south facing window, wooden worktop with sink and drainer, gas hob with extractor fan above and white tiled splashback.

Lounge

4.43 x 3.71 (14'6" x 12'2")

Double glazed west facing window with sea views, radiator, tv point, shelving in alcoves, wi-fi point and high ceilings.

Bedroom

3.50 x 2.63 (11'5" x 8'7")

Large built in wardrobe/storage, radiator and double glazed door onto garden.

Bedroom Two

3.55 x 1.69 (11'7" x 5'6")

Double glazed window and radiator.

Bathroom

Walk in tiled shower, shower with rainfall head and attachment, low level flush WC and white wash hand basin.

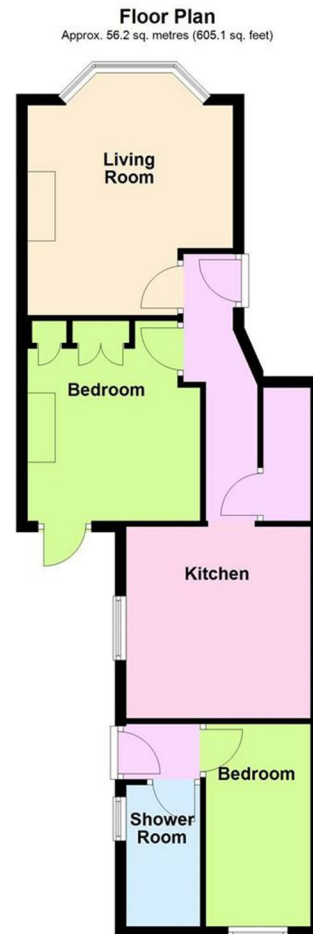
Garden

Low maintenance paved garden with shed and gate onto alleyway that leads to Brighton Road.

Tenure

Leasehold - Share of Freehold with 117 years remaining on the lease. Maintenance Charge - as and when basis.

Floor Plan Alexandra Road



Total area: approx. 56.2 sq. metres (605.1 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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