



Offers Over
£290,000
Leasehold

Alexandra Road, Worthing

- Beautiful Ground Floor Garden Flat
- Private West Facing Garden
- Two Bedrooms
- Yards From The Beach
- Modern Kitchen/Breakfast Room
- Full Of Charm & Character
- Council Tax Band - B
- EPC Rating - D

We are delighted to offer to the market this beautifully presented character-filled ground-floor converted garden flat ideally situated in this central location just yards from the beach with town centre shops, restaurants, bus routes, parks and the mainline station all nearby. Accommodation comprises a private entrance to entrance hallway, a living room, a modern kitchen/breakfast room, a large double bedroom, a further single bedroom/office, and a refitted family bathroom. Other benefits include a long lease and a beautifully landscaped west facing garden with storage units.

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Accommodation

Part glazed leaded light front door opening up and entering into:

Entrance Hallway

Oak effect flooring throughout. Wall mounted thermostat. Decorative radiator. Cupboard enclosed fuse board. Skimmed ceiling with spotlights. Door leading through into:

Kitchen/Breakfast Room 11'7" x 11'1" (3.55 x 3.38)

Double glazed window overlooking the rear garden. Oak flooring throughout. Single sink unit with mixer tap and extended head with drainer inset to wooden worktops. Matching range of wall and base units. Fitted 'Range' style oven and five ring gas hob. Tiled splashback. Fitted fridge/freezer. Integrated dishwasher and washer dryer. Extended breakfast bar with space for four stools. Cupboard enclosed boiler. Part tiled walls. Wall mounted thermostat. Skimmed ceiling with spotlights. Double glazed door leading out to side access.

Living Room 11'11" x 11'7" (3.65 x 3.55)

Two original sash style windows to side aspect overlooking the courtyard. Oak flooring throughout. Radiator. Wall mounted TV point. Coving and decorative ceiling rose.

Bedroom One 11'11" x 8'2" (3.65 x 2.51)

Two original sash windows to side aspect overlooking the courtyard garden. TV aerial point. Telephone point. Range of built in wardrobes providing hanging space and shelving. Coved and skimmed ceiling with decorative ceiling rose.

Bedroom Two 7'11" x 5'7" (2.42 x 1.71)

Attractive leaded light window to rear overlooking the garden. Feature wood panelled wall. Decorative radiator. Wall mounted TV point. Space for single bed. Coved ceiling with attractive lighting.

Refitted Bathroom 7'11" x 5'6" (2.42 x 1.70)

Frosted original sash window to side aspect. Panel enclosed bath with floating mixer tap, shower attachment, shower head, recess shelving and leaded light glass screen. Wall mounted wash hand basin with designer gold mixer tap inset to vanity unit below. Matching low level flush WC. Decorative wall mounted heated towel rail. Underfloor heating. Fully tiled walls. Skimmed ceiling with spotlights.

Garden

Beautiful private westerly aspect rear garden enjoying the sun all day long until it sets with a large patio area ideal for entertaining with space for table and chairs and a built in seating area. A decked area with storage unit and a lovely lawned area with flower and shrub borders. Other benefits include a timber storage shed to the rear with power and lighting, two outside power sockets, gate to side providing access, and an outside tap.

Tenure

Leasehold with approximately 121 years remaining on the lease.

Annual Service Charge - £1,800

Annual Ground Rent - £225



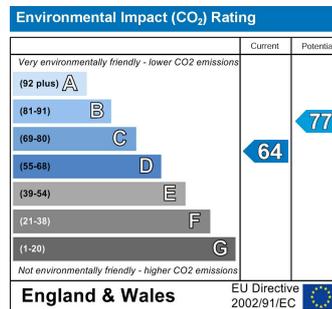
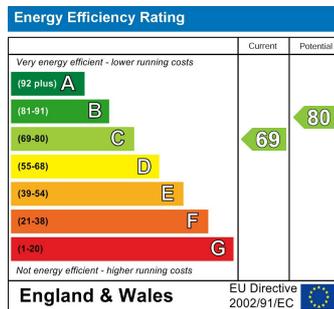
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Floor Plan

Approx. 51.0 sq. metres (549.3 sq. feet)



Total area: approx. 51.0 sq. metres (549.3 sq. feet)



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