



Asking Price  
**£110,000**  
 Leasehold

## Alexandra Road, Worthing

- First Floor Flat
- Studio
- EPC Rating - TBC
- NO FORWARD CHAIN
- Located yards from Worthing Sea Front
- Spacious Shower Room
- Ideal Buy to Let or Air B&B

Robert Luff and Co are delighted to offer to the market this first floor studio flat yards from Worthing seafront, and promenade, situated close to local shopping facilities, restaurants, bus routes and mainline station. Accommodation comprises of one room, with kitchen area and spacious shower room. Other benefits include sea views. Ideal Buy to Let or Air B&B. NO FORWARD CHAIN

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
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**Robert  
 Luff & Co**  
 Sales | Lettings | Commercial





## Accommodation

### Communal Front Door

Stairs leading to first floor, and front door leading to:

### Entrance Hall

Storage cupboard

### Studio Room 17'8" x 10'9" (5.41 x 3.28)

Double-glazed bay window. Two further double-glazed windows. TV point. Telephone point. Cast iron fireplace. Coving.

### Kitchen Area

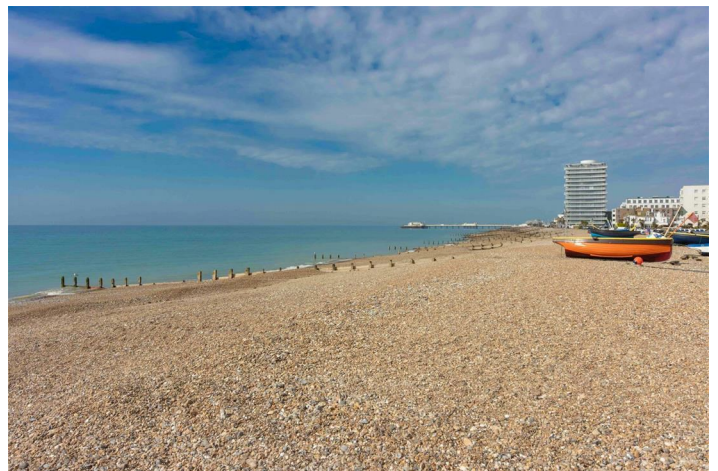
A range of base and wall units. Stainless steel sink. Electric oven. Electric four ring hob. Space for fridge/freezer. Space and plumbing for washing machine. Metro brick tiling.

### Shower Room

Large walk in shower, with tiled splash backs. Low level flush WC. Pedestal hand wash basin, with tiled splash backs. Frosted double-glazed window. Extractor fan. Airing cupboard with tank.

### Tenure

Leasehold - New Lease started in 1985. Ground Rent £25 per annum, Maintenance Charges £400 per annum.



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**Floor Plan**  
Approx. 23.2 sq. metres (249.5 sq. feet)



Total area: approx. 23.2 sq. metres (249.5 sq. feet)

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

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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.