



Alexandra Road, Worthing

Asking Price
£110,000
Leasehold

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

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



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.



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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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	27		(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.