



32, Alexandra Road, Worthing, BN11 2DU

Spencer
& Leigh

32, Alexandra Road,
Worthing, BN11 2DU

£1,495 Per Month -

- Period ground floor garden flat
- Two double bedrooms
- Open plan living room/kitchen
- White modern units with wooden work tops
- White shower room/WC
- Private walled rear garden
- Available with immediate possession
- Unfurnished basis
- Exclusive to Spencer & Leigh
- Just off Worthing Seafront

NO DEPOSIT OPTION CONSIDERED - Available immediately, this stunning modern apartment occupies the entire ground floor of this attractive period building with the advantage of a lovely walled private rear garden. This delightful flat is a stones throw away from Worthing Seafront, Beach House ornamental gardens and within walking distance of many cafe's and bars. There is a private front door accessing the apartment from a communal hallway where you are greeted with fresh white walls, oak wood flooring and original period features. Your eyes are drawn down the hallway past the modern built in shelving and storage covering one wall to an impressive open plan kitchen living room. This lovely space overlooks the garden and features full width French doors and side lights bathing the room in light. This social space has plenty of room for sofa's and a table and chairs to dine. The kitchen is fitted with white modern units, wood block work tops and some built in appliances. Both the bedrooms are considered good size double rooms with interesting period features. Outside is the delightful, level rear garden with gated rear access. Exclusive to Spencer & Leigh. COUNCIL TAX BAND: B



Situated in West Worthing and close to Worthing Pier. The town centre of Worthing is approximately over a mile away with its ample selection of shopping facilities. Local road networks are easily accessible with buses running nearby.



Entrance

Entrance Hallway

Living Room
15'5 x 14'0

Kitchen/Dining Room
19'10 x 11'9

Bedroom
13'3 x 12'10

Shower Room W/C

OUTSIDE

Rear Garden

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



Council:- Worthing Council
Council Tax Band:- B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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	

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Approximate Gross Internal Area = 70.07 sq m / 754.22 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.