



Alexander Terrace | Worthing | BN11 1YH  
Offers In Excess of £350,000





Jacobs Steel are delighted to offer for sale this top floor Georgian style apartment featuring a unique circular shaped living room giving a 180 degree view out to one of Worthing's most well-known addresses - Liverpool Gardens. Built in the 1980's, Alexander Terrace was designed to mirror the Georgian period buildings across the road, Liverpool Terrace. Nestled overlooking the gardens yet moments away from the town centre's independent cafes, restaurants, high street shops and sea front promenade this a spacious home filled with natural light, a great pied-a-terre or investment rental/Airbnb. Viewing is a must.





## Key Features

- Unique Georgian Style Apartment
- Overlooking Liverpool Gardens
- Spacious Circular open plan Living Room
- New Modern Fitted Kitchen
- Two large double bedrooms one with en-suite
- Lift Access
- Video entry
- Long Lease & share of freehold
- Centre of town
- Close To seafront & Mainline Train Station



**2 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

## INTERNAL

The secure, communal front door opens to the well maintained entrance hall with stairs and lift servicing all floors finishing at the 3rd floor where the apartment is located. With only one flat per floor it feels like you are entering the penthouse. Open plan living room - This spacious triple aspect curved room is filled with natural light. With tree top views of Liverpool Gardens and distant Southdown views across the rooftops the sunsets are beautiful. The modern fitted kitchen has plenty of storage, quartz worktops, integrated appliances which include an eye-level oven and electric hob. A breakfast bar adds to the perfect open plan space to both cook, dine and entertain. The curved bay windows with tree top views continue throughout the bedrooms. The main bedroom is a particular large size having ample space for wardrobes and furniture and benefits from an ensuite shower room. Bedroom Two is also a well sized double room with an integrated wardrobe. Furthermore, there is a family bathroom with bath and shower about, basin and WC.

## LOCATION

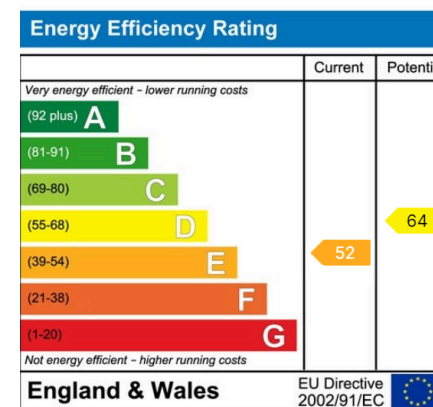
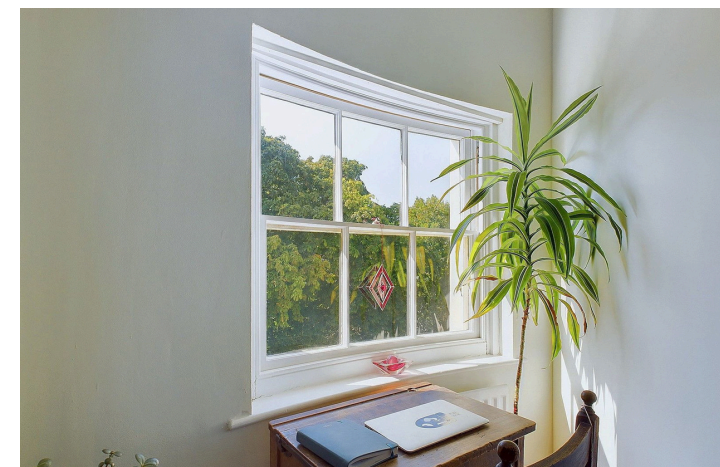
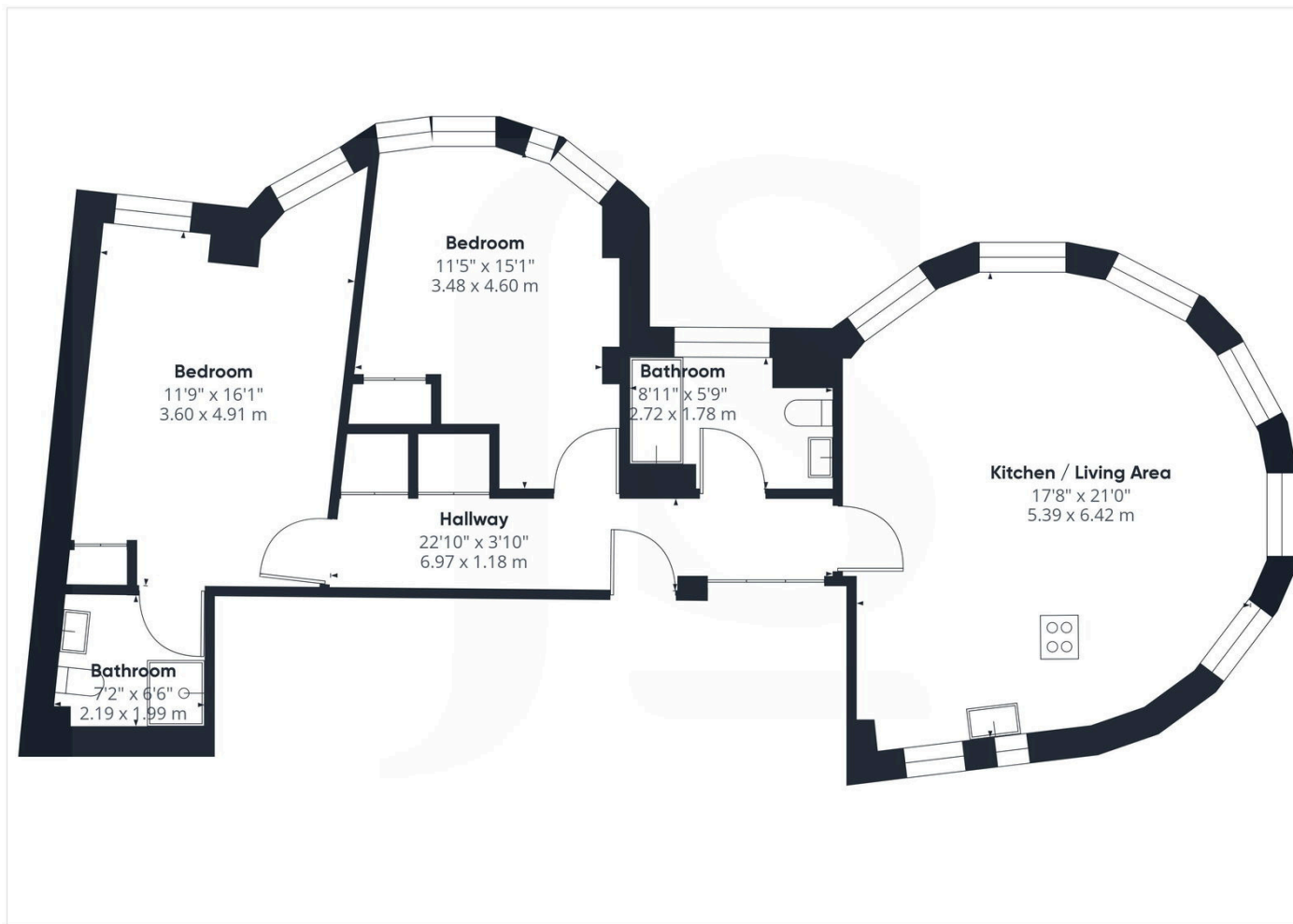
Nestled in the heart of Worthing Town Centre, this attractive home is within walking distance of the high street shops, relaxed beachfront bars and restaurants and a seafront gym with indoor pools. The town makes a perfect base from which to explore wider Sussex, being just over 90 minutes to London Victoria by train or 35 minutes to Brighton. For shorter distances, there are regular buses that pass through the town. Car journeys are equally as effortless, with all destinations easily reached via the A27.

Council Tax Band: C

Tenure - Leasehold.

The leaseholders own a share of the freehold and control the management company for Alexander Terrace. Annual service includes - insurance, window cleaning, communal area cleaning, internal and external decoration, lift maintenance, yearly fire checks, management fees and sinking fund for major decorations/works.





## Property Details:

Floor area \*as quoted by EPC: 755 SqFt

Tenure: Leasehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.