



Osborn  
*Frankling*

**Alexander Terrace, Worthing, West Sussex, BN11 1YH**

**Offers in Excess of: £200,000 (Leasehold)**



- One Bedroom Second Floor Apartment
- Modern Kitchen
- Electric Boiler
- Town Centre Location
- Lift to Apartment
- Well Presented and Maintained Building
- Great BTL Investment Opportunity
- En-suite Bathroom
- Total Area Approx: 58 M.Sq/ 624 Sq.Ft

Osborn Frankling are delighted to offer this well presented one bedroom second floor apartment built in the 1980's. The property is conveniently situated in the heart of Worthing Town Centre overlooking Liverpool Gardens and is only a few minutes' walk from the Sea front.

Worthing is a seaside town in West Sussex which has a wide range of shops, coffee shops, restaurants, pubs, and bars. Known for its Art Deco Pier and beautiful sea front and easy access to Brighton & Hove being approximately 10 miles away, Chichester 18 miles away and a main line railway station, with access to London Victoria. Worthing also offers good road links to the A24 and A27.

**Accommodation Comprises:** Communal Entrance Hall – Camera entry phone system, stairs and lift to flat 4.

**Entrance Hall:** Double storage cupboard. Doors to:

**Open Plan Kitchen** Comprising a range of wall and base units, with laminate work surfaces and splash backs. Electric hob and Integrated oven with extractor fan. One and a half bowl sink and drainer unit with mixer taps. Integrated washing machine and fridge freezer.

**Living Room:** Curved wall with three Sash windows overlooking the gardens, with sea glimpses. 3 radiators. Tv & phone points. Wall lights.

**Bedroom 1:** Radiator. Sash windows overlooking the Gardens, with sea glimpses. Double wardrobe cupboard. Airing cupboard with hot water tank and electric boiler. Door to:

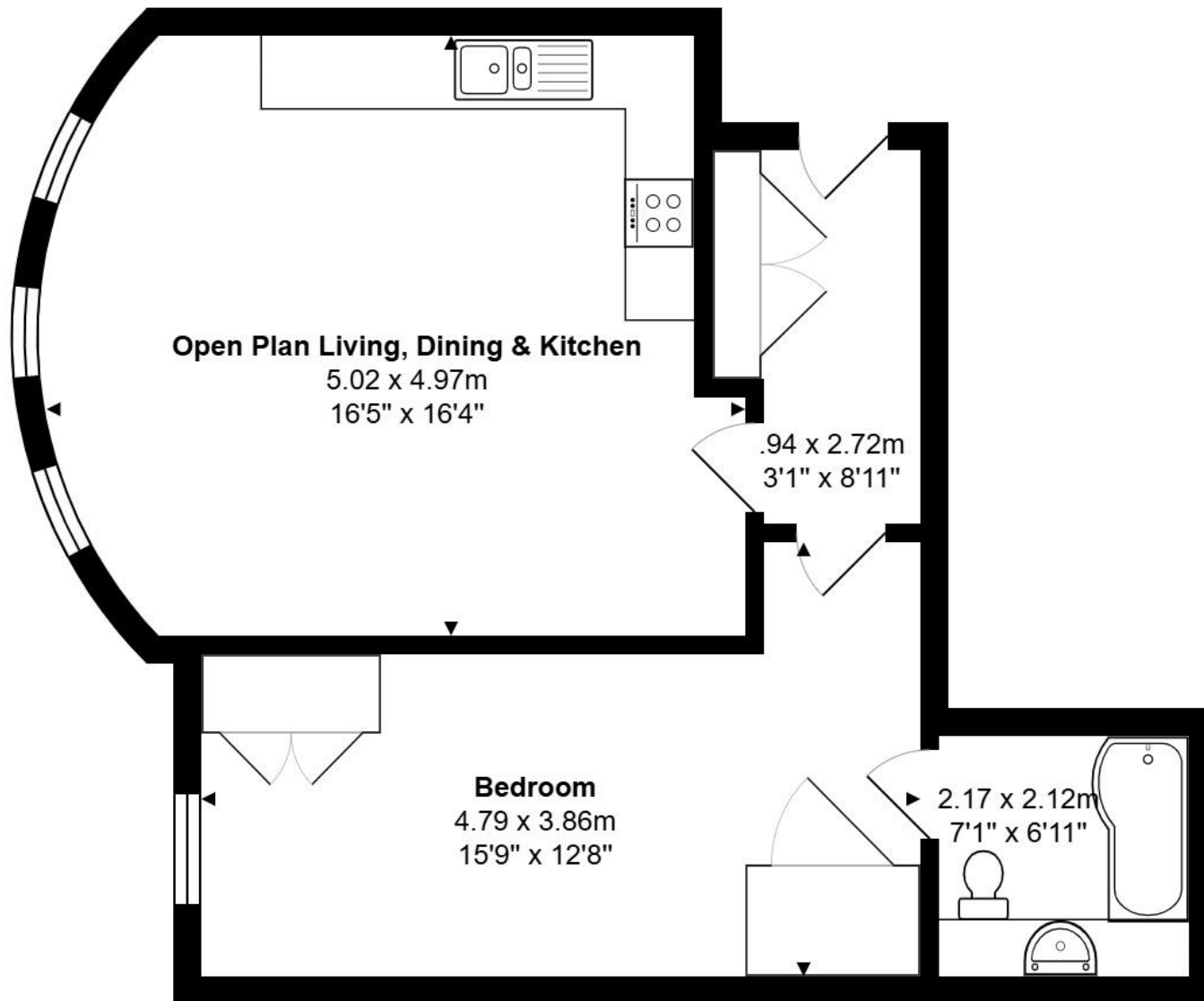
**En- suite:** Wash hand basin set in a vanity unit. Concealed cistern WC. Curved panelled bath with shower over. Tiled walls. Heated towel rail/ radiator. Extractor fan.

#### Agents Notes:

**Council Tax Band: B**  
**EPC Band 'C'**

**Maintenance Charges:** Approximately £3,628 PA

**Lease:** 125 years from 2006 – 106 Remaining



Total Area: 58.0 m<sup>2</sup> ... 624 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Osborn Frankling Estate Agents

[www.sellinghomes.co.uk](http://www.sellinghomes.co.uk)

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*N.B. For clarification we wish to inform prospective purchasers that we have prepared our sales details as carefully and concisely as we can for use as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The sales particulars are in no way a statement of fact.*