



**JAMES & JAMES**  
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Flat 3, 9-11 Alexandra Road

, Worthing, BN11 2DX

Offers over £300,000

Leasehold Council Tax Band B



James & James Estate Agents are delighted to offer for sale this stunning GROUND FLOOR garden apartment located within one of Worthing's favoured road's.

The accommodation comprises, PRIVATE ENTRANCE access via a side gate, entrance hall, large double bedroom with fitted wardrobes, a second bedroom/office and stylish refitted bathroom with under floor heating. There is a superb recently fitted kitchen with breakfast bar and a range of integrated appliances through to living room with feature sash windows.

Externally you benefit from a PRIVATE WEST FACING garden which is laid to patio with lawn area and surrounding flower beds. There is also a useful shed with power.

Further benefits include gas fired central heating, a LONG LEASE and is offered for sale with NO ONWARD CHAIN.

Alexandra Road is situated to the East of Worthing town centre, set just off Worthing's AWARD WINNING SEAFRONT (approx 1 min walk). The town centre is less than a mile away (approx 15 min walk) and boasts a comprehensive range of shops, amenities and leisure facilities along with Worthing's newly opened Perch Pizza. Worthing hospital is a short walk away, as is Worthing's beautiful seafront promenade. The mainline station is approximately one mile away and offers direct routes to Brighton, Chichester and London Victoria.

Lease length remaining - 121 years approx  
Ground rent - £225 pa approx  
Service charge - £1800 pa approx

### Entrance Hall





Bedroom One  
11'11 x 9'10 (3.63m x 3.00m)

Bedroom Two  
22'11"36'1" x 16'4"22'11" (7'11 x 5'7)

Modern Fitted Bathroom  
7'6 x 5'5 (2.29m x 1.65m )

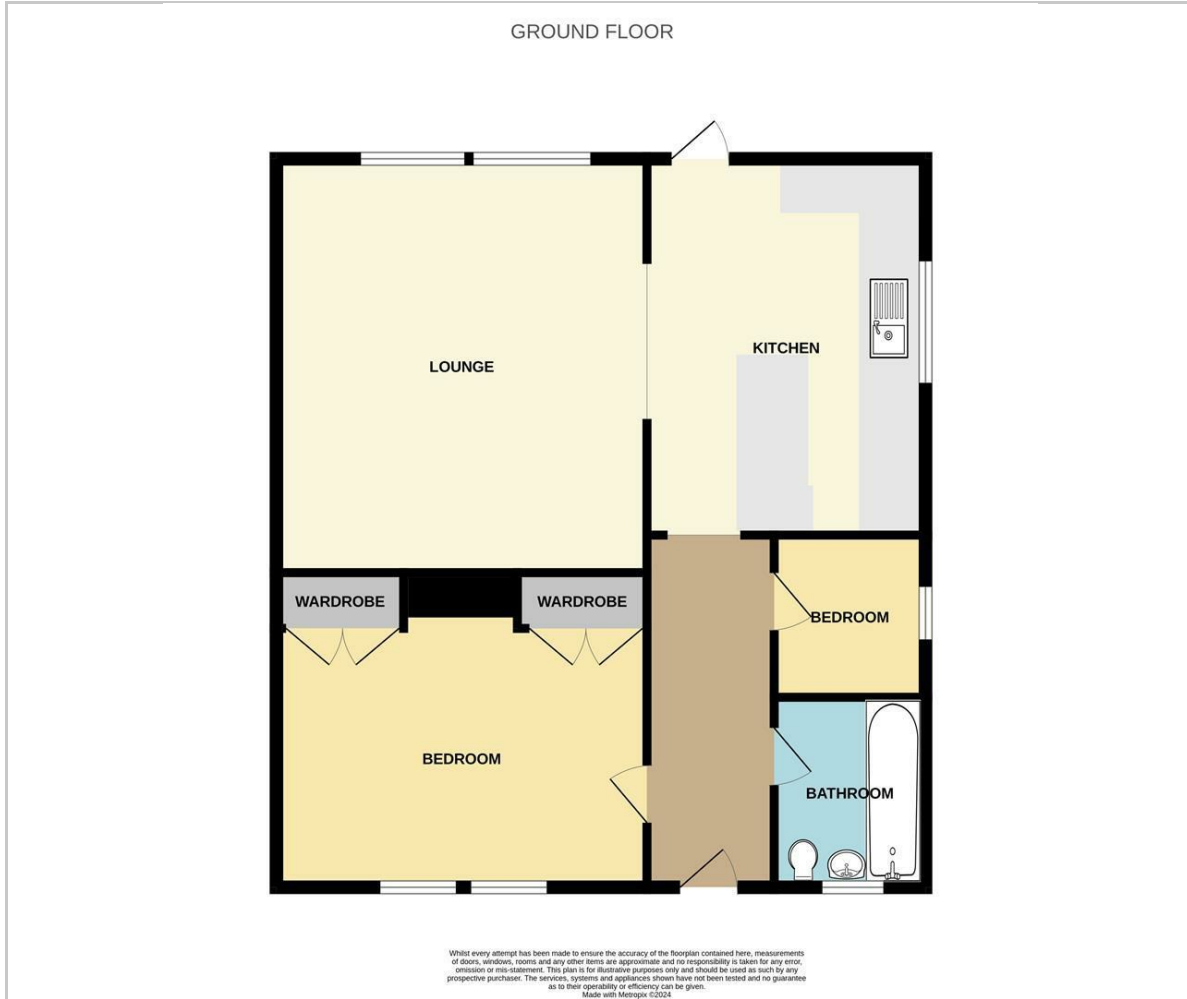
Stunning Kitchen  
11'8 x 11" (3.56m x 3.35m)

Lounge  
11'12 x 11'8 (3.35m x 3.56m)

Private West Facing Garden



## Floor Plan



## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

