



Asking Price  
£800,000  
Freehold

## Alexandra Road, Worthing

- Period Terraced Family Home
- Spacious Kitchen/Family Room
- Downstairs WC
- West Facing Balcony
- Bespoke Finished Patio Garden
- Four Bedrooms
- Bay-Fronted Living Room
- Large Loft Space
- Council Tax Band - E
- EPC Rating - D

We are delighted to offer to the market this beautifully presented period terraced family home ideally situated in this favoured part of Worthing, just a stones throw away from the seafront and close to Worthing Town Centre, local shopping facilities, parks, schools, bus routes, and the mainline station. This versatile and spacious accommodation comprises an entrance hallway, a spacious and modern kitchen/family room, a bay-fronted living room, a reception room with feature fireplace, and a downstairs WC. Upstairs, over two floors, there are four bedrooms, with two being bay-fronted, a family bathroom, and a spacious loft room. Other benefits include a secluded, bespoke-finished patio garden and being recently redecorated.

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## Accommodation

### Front Garden

Patio area. Pebble shingles with mature trees and bushes. Glass front door leading to:

### Lobby

Half original tiled walls. Tiled flooring. Original coving. Door to:

### Hallway

Radiator. Original tiled floor, coving, and string hinged doorbell.

### Downstairs WC

Low level flush WC.

### Living Room 15'8" x 14'2" (4.79 x 4.33)

Original sash bay windows. Original coving and picture rail. Dual radiators. Marble fireplace with surround and hearth. Fitted storage cupboards and shelving.

### Reception Room 13'0" x 12'11" (3.98 x 3.95)

Original coving. Picture rail. Fireplace with surround. Radiator. French doors leading to rear garden.

### Kitchen/Family Room 27'5" x 11'10" (8.38 x 3.61)

Tiled floor. Radiator. Solid oak worktops with farmhouse style wall, base and drawer units. Tiled splashback. Integrated dishwasher. Space for washing machine, tumble dryer and fridge/freezer. Integrated Bosch split level oven. Integrated AEG induction hob with integrated overhead extractor. Spotlights. Large integrated basin and integrated drainer. Boiler cupboard housing Worcester combi boiler. Exposed brick chimney breast with Stovax wood burner. Dual aspect original sash windows. Double glazed double doors leading to rear garden.

### Upper Landing

Original coving. Loft hatch. Stairs to loft room.

### Master Bedroom 18'11" x 15'7" (5.79 x 4.75)

Original sash bay windows with fitted shutters. Original coving. Traditional style radiators. Glass panelled door leading to a west facing balcony. Fireplace with surround.

### Bedroom Two 13'1" x 13'1" (3.99 x 3.99)

Original coving. Fireplace with surround. Radiator. Sash windows. Built-in storage cupboard.

### Bedroom Three 11'9" x 11'8" (3.60 x 3.57)

Sash bay windows. Fireplace.

### Bedroom Four 8'6" x 8'3" (2.60 x 2.53)

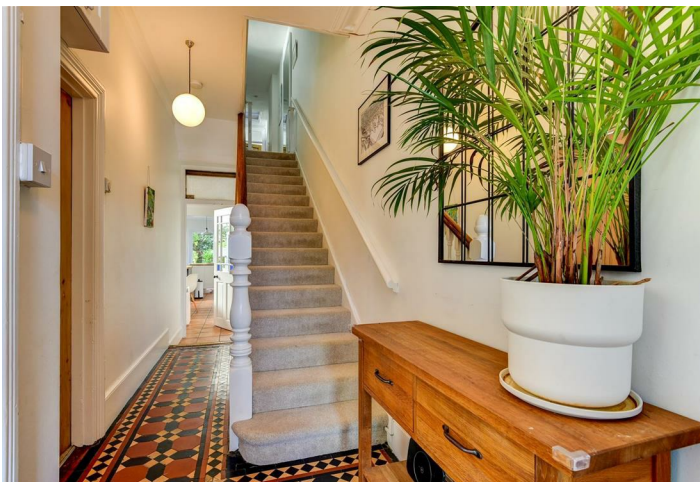
Sash window. Radiator. Fireplace.

### Loft Room 19'1" x 15'5" (5.84 x 4.70)

Dual double glazed velux windows. Exposed brick chimney breast. Multiple fitted eaves storage cupboards. Exposed beams. Insulated, boarded and carpeted. Power points.

### Rear Garden

Private and secluded landscaped and professionally designed patio with bespoke finish. Mature trees and plant borders. Rear access. Outside tap. Outside lighting.



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# Floorplan



Approximate gross internal floor area 199.7 sq m/ 2149.6 sq ft  
 Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>74</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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