



23 Alexandra Road, Worthing, BN11 2DX
Guide Price £190,000

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A first and second floor two bedroom maisonette with private balcony having sea views in popular location of Alexandra Road, Central Worthing. The property is ideally situated within walking distance of local shops, town centre and seafront promenade. First floor accommodation briefly comprises entrance hall, bay fronted lounge/diner, private balcony, bathroom/wc. To the second floor there is a double bedroom and WC. CHAIN FREE.

- CHAIN FREE
- First and Second Floor Maisonette
- Balcony with Sea Views
- Lounge/Diner
- Bathroom/wc
- Kitchen
- Bedroom with WC
- Share of Freehold
- Close to Worthing Seafront





Communal Entrance

Secure door with stairs from first floor landing. Private door to:

Entrance Hall

Recessed storage area with shelving. Radiator. Low level cupboard housing electric consumer unit.

Lounge/Diner

Double glazed bay window to front. Radiator. Original skirting board and coving. Timber glazed door to:

Balcony

Superb and direct sea views to the south. Overlooking front.

Bathroom/wc

White suite comprising panelled bath with tiled

surround. Wall mounted shower controls and attachment over. Close coupled WC. Pedestal wash hand basin. Glazed window. Radiator. Mirrored medicine cabinet.

Kitchen

Roll edge work surface having insect single draining stainless steel sink with taps and draining board. Four ring gas hob. Fitted oven below. Space and plumbing for washing machine. Space for tall fridge freezer. Matching range of cupboards, drawers, and eye level wall units. Radiator. Double glazed window. Worcester wall mounted combination boiler supplying gas central heating and hot water.

Stairs from entrance hall to:

Bedroom

Double glazed Velux window. Radiator. Built-in

open wardrobe with hanging rail. Door with opening to eve storage cupboard.

WC

Close coupled WC. Pedestal wash handbasin. Radiator.

Tenure and Council Tax Band

Tenure - Share of Freehold

Length of lease: Remainder of 999 year lease

Annual service charge: As and when split with other owners

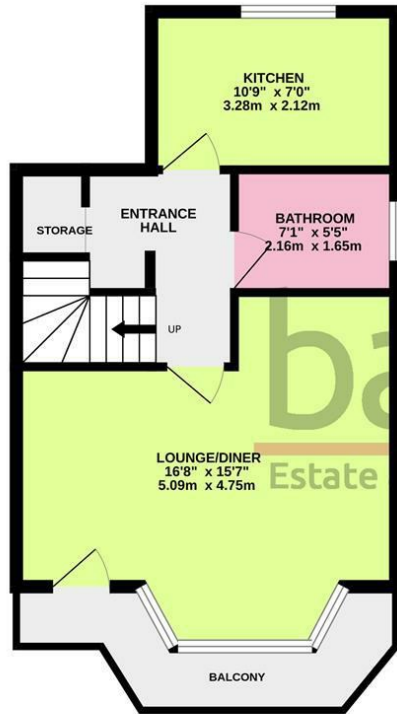
Annual ground rent: Zero

Council tax band: Band A

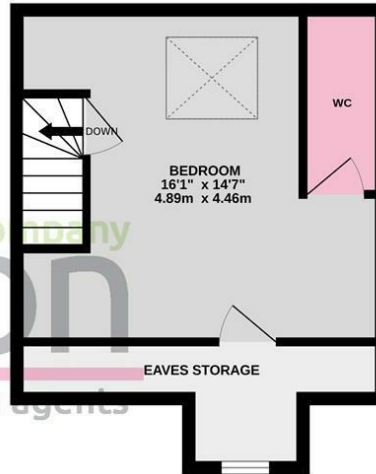
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA: 691 sq.ft. (64.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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