



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



2, 42 Alexandra Road, Worthing, BN11 2DU  
Guide price £270,000





# 2, 42 Alexandra Road

Worthing, BN11 2DU

Situated just a stone's throw from the seafront, this well presented first floor garden apartment is offered for sale chain free.

Accessed via a communal entrance with stairs rising to the first floor, the property immediately impresses with its light-filled and characterful interior.

The spacious bay fronted lounge provides an inviting living space, complete with door opening onto a West facing balcony perfect for enjoying afternoon and evening sun.

There are two bedrooms, with the principal bedroom being particularly generous in size. The apartment also benefits from a separate WC, a bathroom, and a kitchen breakfast room that offers ample space for dining. From here, stairs lead down to a private garden, providing a rare and highly desirable outdoor retreat.

Full of natural light and charm throughout, this chain free home combines coastal living with practicality and space, making it a must see property.

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.

Service charge - Split 'as & when' with upstairs flat. Deed of covenant in place



Stairs To First Floor

Landing

Bay Fronted Lounge 18' x 13'4 (5.49m x 4.06m)

West Facing Balcony

Bedroom 12'7 x 11'5 (3.84m x 3.48m)

Bedroom 7'7 x 7'3 (2.31m x 2.21m)

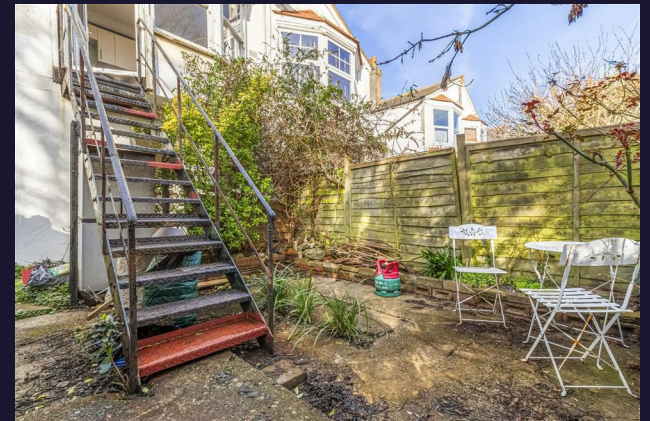
WC

Bathroom

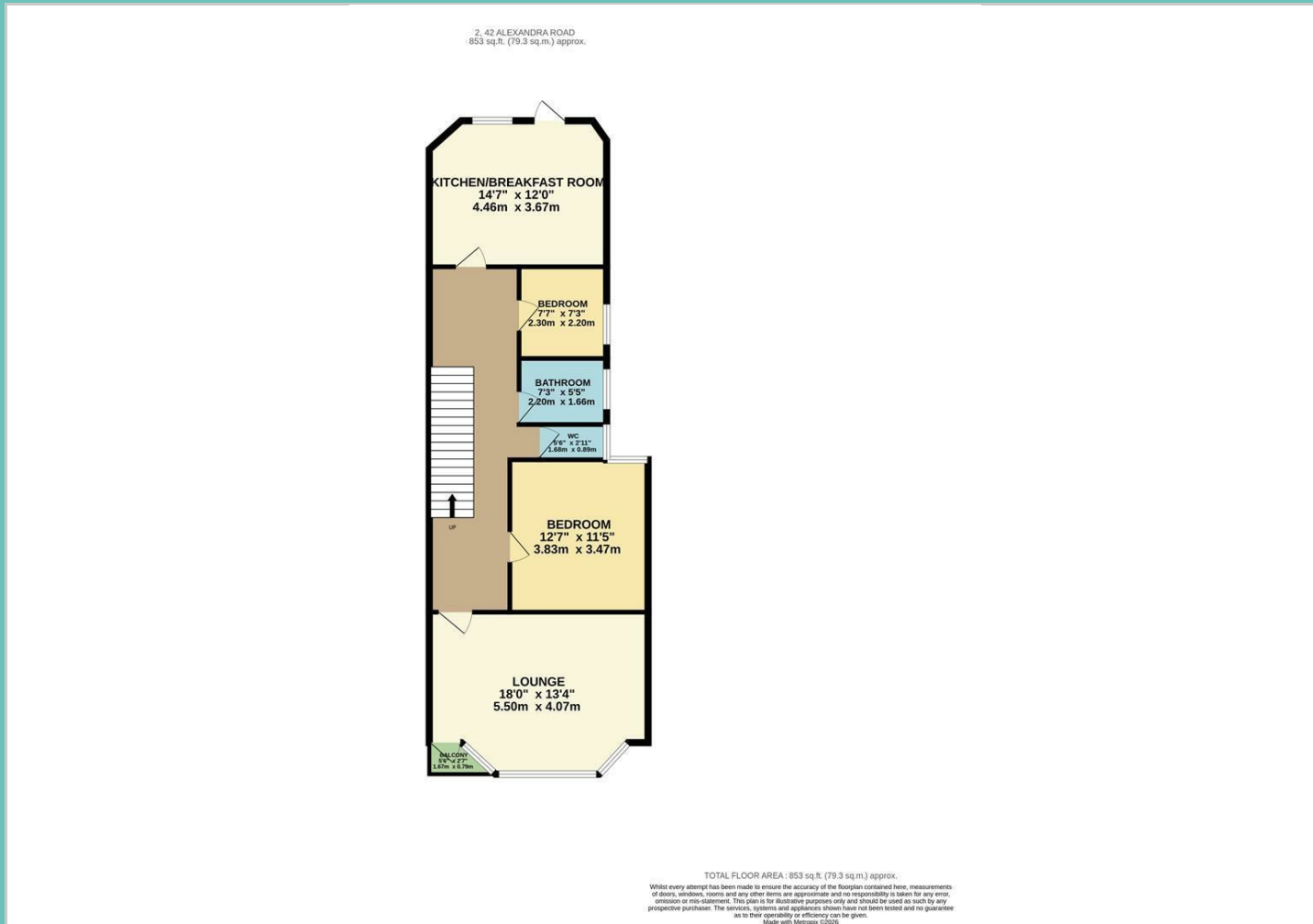
Kitchen Breakfast Room 14'7 x 12' (4.45m x 3.66m)

Private Rear Garden





## Floor Plans

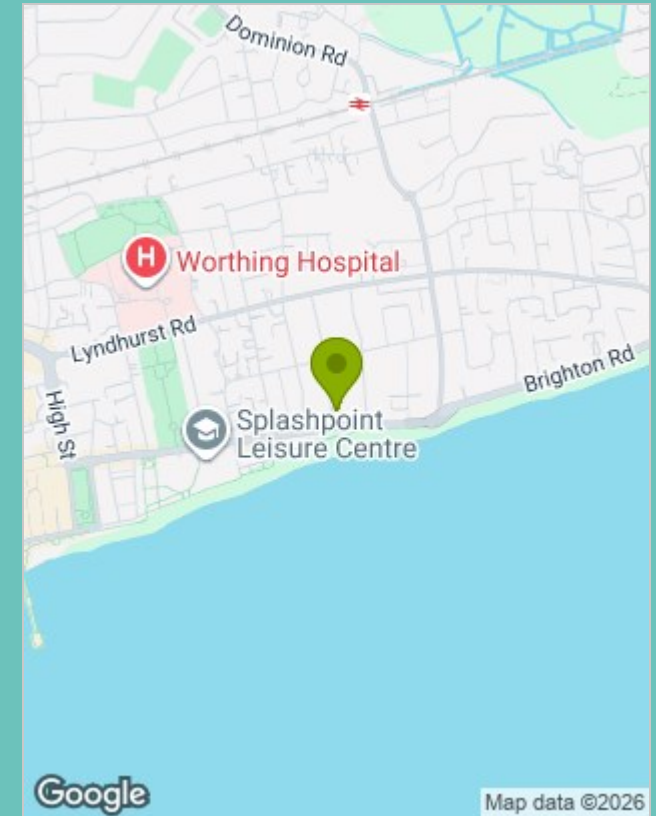


Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

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## Location Map



## Energy Performance Graph

