



3 Alexander Terrace, Worthing, BN11 1YH
£1,175 Per Calendar Month

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A beautifully presented, purpose-built third-floor apartment situated within an attractive Regency-style terrace in the heart of Worthing town centre, just moments from the shops, restaurants, and seafront. This impressive apartment boasts high ceilings, creating a wonderful sense of space and light. The accommodation briefly comprises an entrance hall, a superb 25ft west-facing open-plan lounge/kitchen with distant sea views and delightful outlooks over Liverpool Gardens, a double bedroom with built-in wardrobes, and a modern bathroom/WC. Further benefits include a passenger lift, video entry phone system and electric heating via a boiler-fed system. Available now. Council Tax Band B. EPC Rating: E.

- Third Floor
- Regency Style Apartment
- Town Centre Location
- Passenger Lift
- West Aspect Living Room
- Double Bedroom





Video entryphone and solid door leading to:

COMMUNAL ENTRANCE HALL

Access to third floor via stairs or passenger lift.

FIRST FLOOR

Private door leading to:

ENTRANCE HALL

Single storage cupboard housing consumer unit and storage space. Heating thermostat.

'Hikvision' video entry system.

OPEN PLAN LIVING ROOM/ KITCHEN

7.87m x 4.52m into bay (25'10 x 14'10 into bay)

Three radiators. Recessed ceiling spotlighting.

Four sash windows with bay having distant sea views, space for living and dining room furniture.

Kitchen area: Work surfaces with one and a half

bowl sink incorporating mixer tap and drainer.

Breakfast bar. Base units comprising of cupboards and drawers with matching wall units.

Integrated fridge/freezer. Integrated washer/dryer machine. Fitted oven with four ring hob above and extractor cooker hood.

Recessed ceiling spotlights. Tiled flooring.

DOUBLE BEDROOM

12'4 x 12'3 into wardrobe

Glazed sash window. Radiator. Recessed double wardrobe with shelves and hanging space.

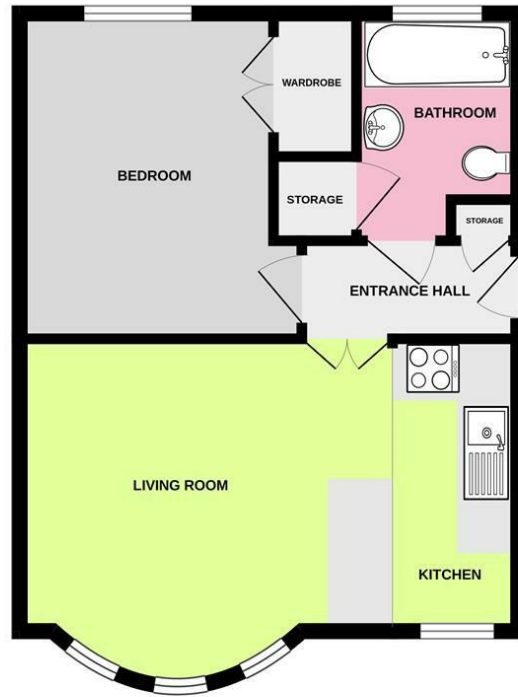
BATHROOM/WC

Part tiled. Panelled 'P' shaped bath with full tiled shower area. Overhead separate shower unit. Glazed screen. Pedestal wash hand basin.

Close coupled WC. Tiled floor. Recessed ceiling spot lighting. Extractor fan. Storage cupboard housing boiler. Vertical towel rail.



THIRD FLOOR



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 for 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	46	54
(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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