



3 Alexander Terrace, Worthing, BN11 1YH  
Asking Price £220,000

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Stunning purpose built third floor apartment set in this delightful regency style terrace in the heart of Worthing Town Centre being close to shops and the seafront. The apartment features high ceilings giving a sense of space and airy accommodation. Accommodation briefly comprises entrance hall, 25ft West aspect open plan lounge/kitchen with distant sea views and delightful outlook over Liverpool Gardens, double bedroom with built in wardrobes and modern bathroom/wc. Other benefits include passenger lift, central heating and video entry phone. CHAIN FREE.

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





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.

### **Required Information**

Length of lease: 129 years.

Annual service charge: £4,882

Service charge review period: Per annum.

Annual ground rent: £1

Ground rent review period: NA

Council tax band: B

Draft version: 1

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



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 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. Made with Metropix ©2020

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>	46	54
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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