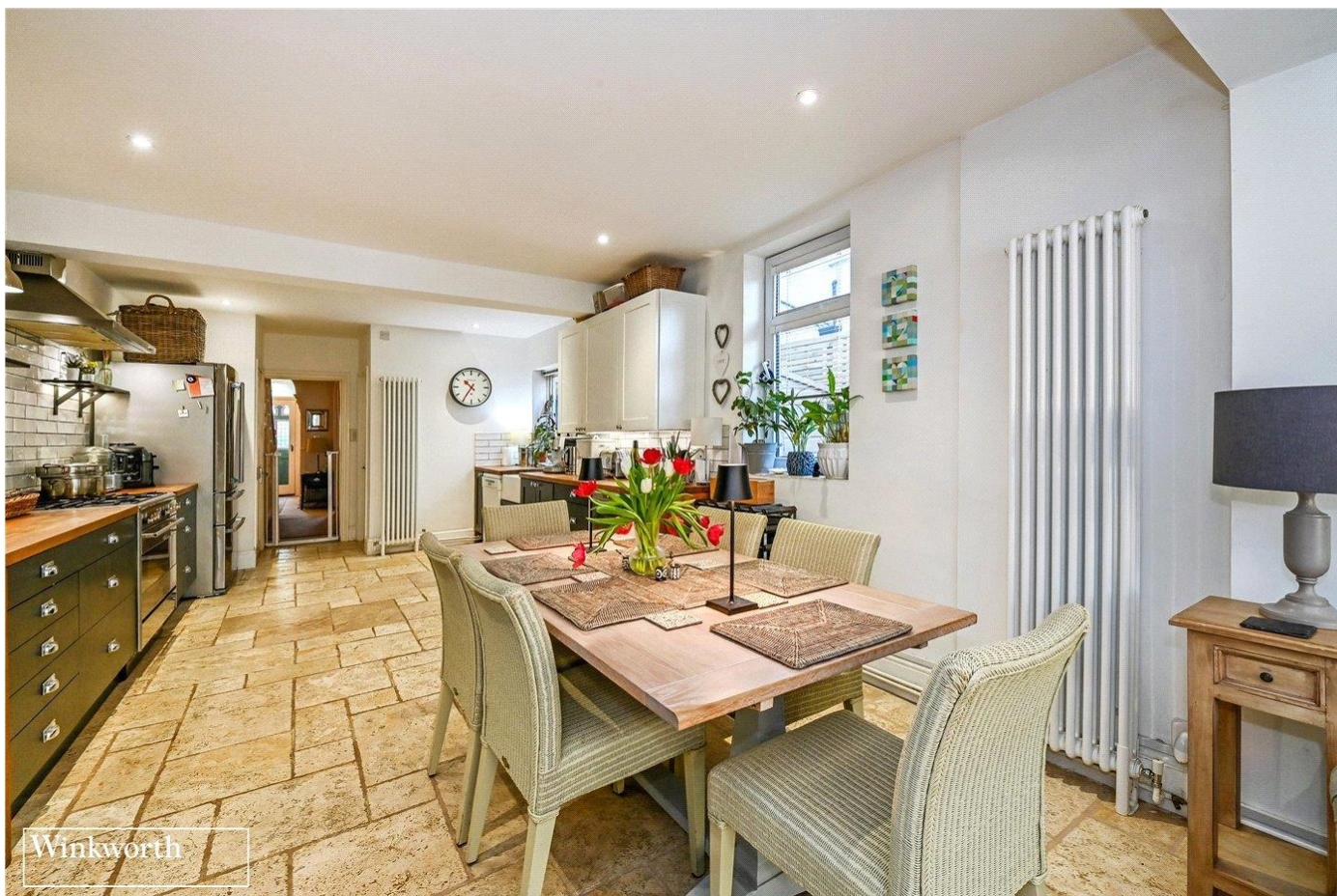




Alexandra Road, Worthing, West Sussex, BN11 2DU

Asking Price £835,000

Winkworth is excited to bring to the market this stunning four bedroom Victorian family home full of character close to the seafront.



## DESCRIPTION

Winkworth is excited to bring to the market this stunning Victorian home full of character in a superb location moments from the seafront and the town centre. Presented in immaculate order this home is beautifully finished with bright interiors over two light-filled floors.

The original front door with leaded light glazing leads into a welcoming hallway with a period staircase leading to the upper floor and providing storage underneath. The reception rooms have been opened up to create a spacious living area with stripped wooden floors, bespoke cabinetry and ornate details. Period fireplaces have been reinstated with the living room having a wood burner and the dining room a cast iron insert. To the rear is a set of glazed doors giving access to the garden and the front is a deep bay window. The kitchen diner to the rear is fitted with a comprehensive range of wall and base units in a modern colourway with solid wood worktops and space for a range cooker. The tiled splashbacks are in a modern metro style perfectly complimenting the ceramic tiled flooring which runs throughout the entire space. To the rear is more than enough room for dining and a seating area just before the glazed rear doors to the terrace. A downstairs cloakroom with a basin and w.c completes the ground floor.

On the first floor are four bedrooms each of them with period fireplaces. The master is to the front and benefits from access to the balcony with sea views. The family bathroom is beautifully appointed with a double shower, basin in a period style vanity unit and a w.c plus deep cupboard with plumbing for a washing machine. There is further storage within the loft which has access off of the landing and could subject to planning be converted to extra accommodation. Our vendors have had plans drawn up which will be available.

Externally the property has parking to the front for up to two cars. To the rear is a pretty walled garden which as well as being very private also is west facing so catches plenty of sunshine. There is the advantage of gated access to a rear passage which leads back around to the street.



## LOCATION

Location: Alexandra Road is immediately to the east of the town centre, being within a quarter of a mile of the local amenities including shops, bars, restaurants as well as sporting facilities. The seafront with its wide promenade is at the end of the road. The coastal road provides access to Brighton, Worthing and to major road networks to access London and Horsham. East Worthing railway station is approximately a 15-minute walk and has direct connections to London and beyond.

# 35, Alexandra Road, BN11 2DU

Approximate Gross Internal Area = 152.8 sq m / 1645 sq ft

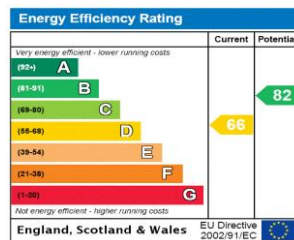


**Ground Floor**

**First Floor**

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2023.



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