



Dorchester Gardens | Worthing | West Sussex | BN11 5AY
Offers Over £235,000





We are pleased to be able to offer a ground floor apartment to the market. The property offers two bedrooms, fitted kitchen, lounge with access to the patio and bathroom. The property also benefits from a garage in the compound and being within close proximity to West Worthing Railway Station.



Key Features

- Ground Floor Apartment
- Two Bedrooms
- Fitted Kitchen
- Bathroom
- West Facing Lounge
- West Facing Patio
- Garage in Compound
- Close to West Worthing Railway Station



2 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Communal entrance with access to the front door. Front door leading into the entrance hall with access to storage cupboards. The kitchen comprises of wall and base units with built in oven, electric hob, space for fridge/ freezer and washing machine. The lounge is west facing and benefits from direct access onto the west facing patio. There are two bedrooms with bedroom one benefitting from built in wardrobes. The bathroom comprises of bath with shower above, wash hand basin and WC.

EXTERNAL

West facing patio overlooking the communal gardens. Garage located in the garage compound with up and over door.

SITUATED

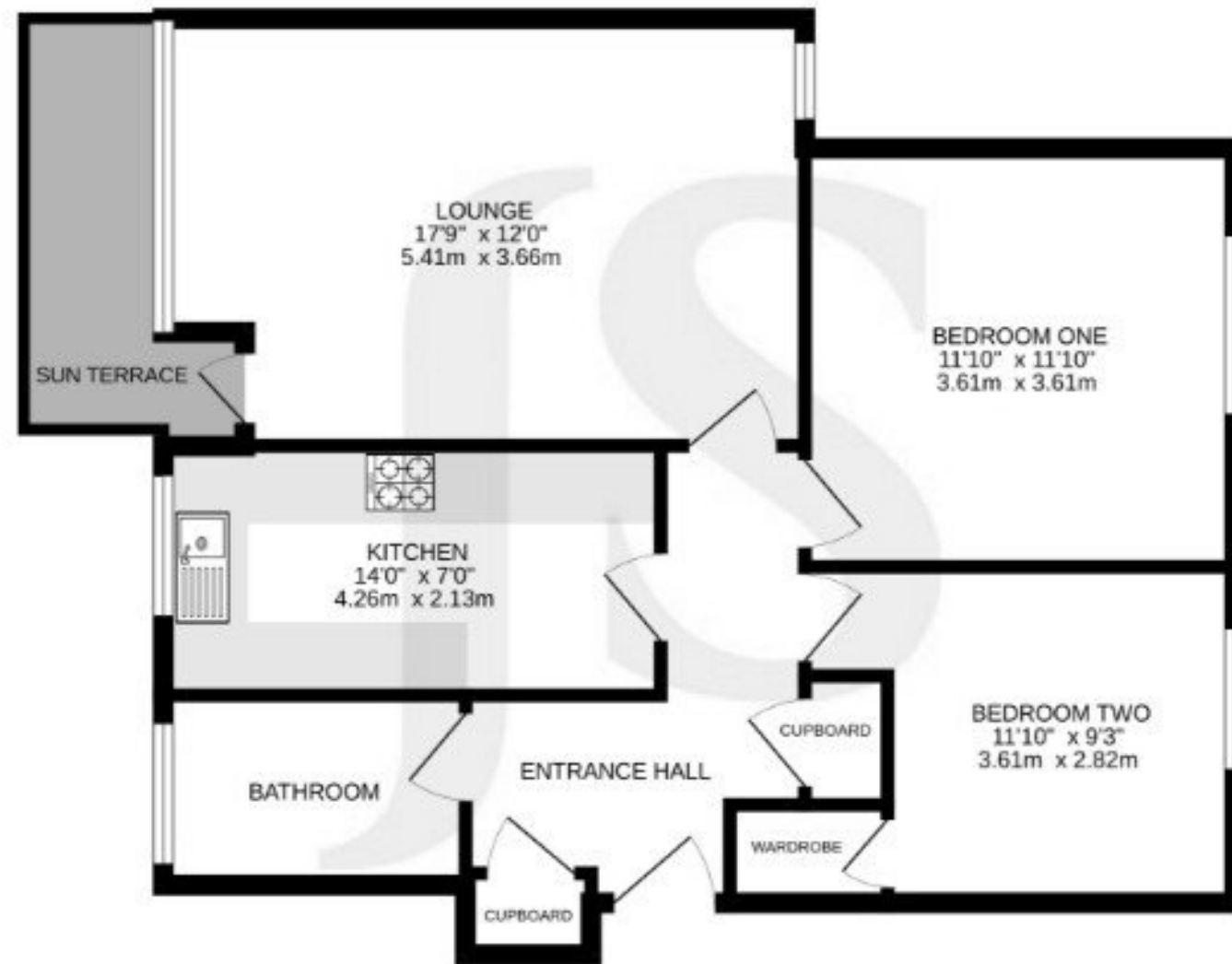
Situated in a sought after position in popular West Worthing. Goring Road shopping parade is within easy walking distance as is the seafront. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately one mile away. The nearest station is West Worthing which is approximately three quarters of a mile away. Bus services run nearby.

TENURE

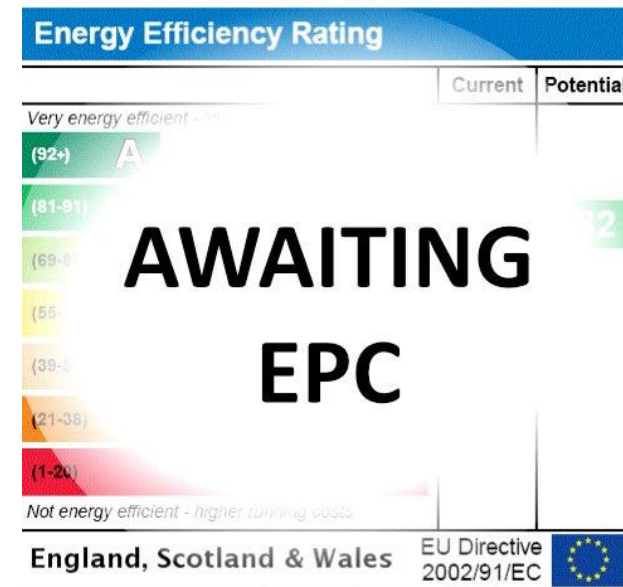
Lease: 97 years
Leasehold
Service Charge: £1770 approx
Ground Rent: £150 per annum



GROUND 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.
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Property Details:

Floor area (as quoted by EPC: TBC sqm)

Tenure: Leasehold

Council tax band: B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.