



16a Dolphin Lodge | Grand Avenue | Worthing | West Sussex | BN11 5AL
Asking Price Of **£275,000**





We are delighted to offer for sale a raised ground floor flat forming part of this popular period development situated on the desirable Grand Avenue, less than 100m from Worthing seafront. The property boasts two double bedrooms, 18ft lounge, fitted kitchen/ breakfast room, fitted bathroom and utility cupboard.



Key features:

- Raised Ground Floor Flat
- Two Double Bedrooms
- 18ft Lounge Overlooking Grand Avenue
- Kitchen/ Breakfast Room
- Fitted Bathroom
- Double Glazed Throughout 2017
- Utility Cupboard
- Long Lease
- Popular Grand Avenue Location & Within 100m of Worthing Seafront
- No Ongoing Chain

 2 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL Communal entrance door to the rear of the building via Hythe Road. Front door leading into the generous 40ft entrance hall with doors to all rooms, storage cupboard and a utility cupboard. The lounge measures a generous 18ft x 11'10 with views overlooking Grand Avenue. The kitchen/ breakfast room has a range of wall storage cupboards with 1 & 1/2 bowl sink & drainer, extractor fan, fridge/freezer, oven and space for table and chairs. The primary bedroom measures 12'7 x 12'3 and bedroom two is also a good size has a feature archway surrounding the window. The bathroom comprises of a roll top bath with shower above, wash hand basin and WC.

EXTERNAL To the front of the development are attractive communal gardens with some planted shrub and tree borders

SITUATED In Grand Avenue this property forms part of the desirable Dolphin Lodge with Worthing seafront less than 100 metres away and the closest train station is West Worthing

positioned 0.7 miles at the top of Grand Avenue. Regular bus routes run along Grand Avenue and West Worthing high street which offers convenience stores, eateries, pharmacies and banks is 0.6 miles away. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1 mile away.

TENURE Service Charge: £714.91 per quarter (hot water included)
Ground Rent: £30 per annum.

Lease: 136 years

COMMUNAL ENTRANCE

ENTRANCE HALL

LOUNGE 11' 10" x 18' (3.61m x 5.49m)

KITCHEN/BREAKFAST ROOM 10' 1" x 11' 9" (3.07m x 3.58m)

BEDROOM ONE 12' 7" x 12' 3" (3.84m x 3.73m)

BEDROOM TWO 9' 5" x 12' 4" (2.87m x 3.76m)

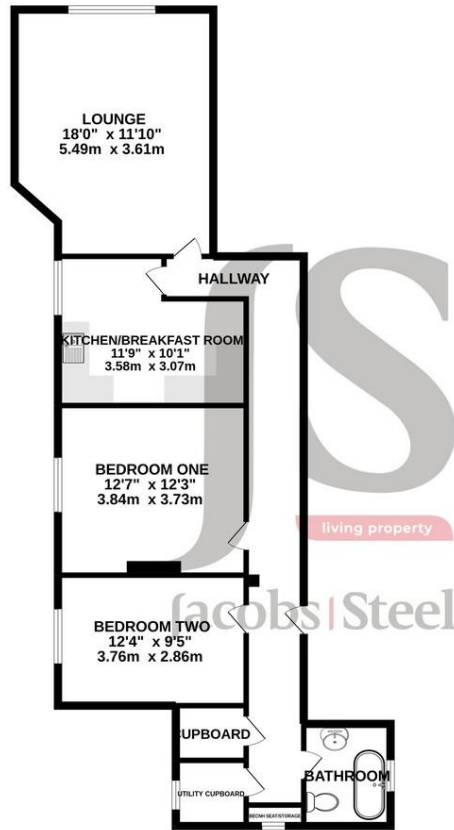
BATHROOM

UTILITY ROOM

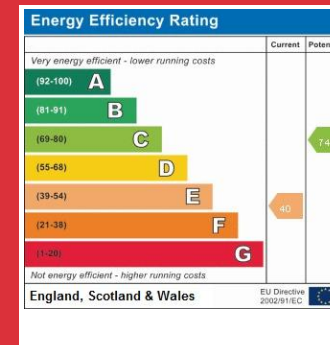
COUNCIL TAX BAND A



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: 861 sq ft (80 sq m) – Floor area is quoted from the EPC

Tenure: Leasehold

Council Tax: Band A

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.