



- **GEORGIAN HOME SET OVER FOUR FLOORS**
- **22FT KITCHEN/BREAKFAST ROOM**
- **EXCELLENT PRESENTATION THROUGHOUT**
- **SEA VIEWS FROM SEVERAL ROOMS**
- **COURTYARD GARDEN & TOP FLOOR BALCONY**
- **WORTHING TOWN CENTRE LOCATION**



Dolphin Cottage West Buildings
Worthing BN11 3BS

**Guide Price £425,000
to £445,000**

This exceptional home set over 4 floors has so much character throughout and also offers direct sea views from several rooms. Having seen so many recent improvements this property is presented to a very high standard and internal viewings are strongly recommended. Accommodation comprises of a good size lounge, a feature kitchen breakfast, two double bedrooms, two fantastic bathrooms and a separate cloakroom. There is also a West facing courtyard garden to the rear and a top floor balcony giving direct sea views. This stunning home is just set back form the seafront and a short walk to the town centre and bus routes.

Lounge 22' 5" into bay x 11' 4" (6.83m x 3.45m)

Double glazed front door. Double glazed bay window to the front and a double glazed window to the rear. Electric wood burner effect fireplace with timber surround and mantle with a stone hearth. Two Victorian style fireplaces. New flooring.

Cloakroom

Two windows to the side. Low level WC. Ornamental wash hand basin. Vertical multi bar radiator. Inset ceiling spot lights.

Kitchen 11' 1" x 9' 5" (3.38m x 2.87m)

Double glazed door leading to the courtyard garden. Double glazed window to the rear. Timber effect worktops with inset butler sink with mixer tap. Range of base units and drawers with matching wall mounted cupboards and a wine rack. Space and plumbing for a washing machine and a dishwasher. Spaces for a cooker and a fridge freezer.

Breakfast Room 12' 8" x 11' 1" (3.86m x 3.38m)

Forming park of an open plan kitchen breakfast room with 3 double glazed windows to the front. Several storage cupboards. Exposed beam. Victorian style radiator.

First Floor Landing

Bedroom 1 13' 3" x 11' 3" (4.04m x 3.43m)

Double glazed bay window to the front. Built in double wardrobe. Victorian style radiator. Direct sea views.

Shower Room 9' 1" x 6' 5" (2.77m x 1.95m)

Double glazed window to the rear. Walk in double width shower cubicle with rain effect shower and glazed panelling. Low level WC. Ornamental wash hand basin with vanity cupboard below.

Second Floor Landing

Loft access.

Bedroom 2 11' 3" x 11' 2" (3.43m x 3.40m)

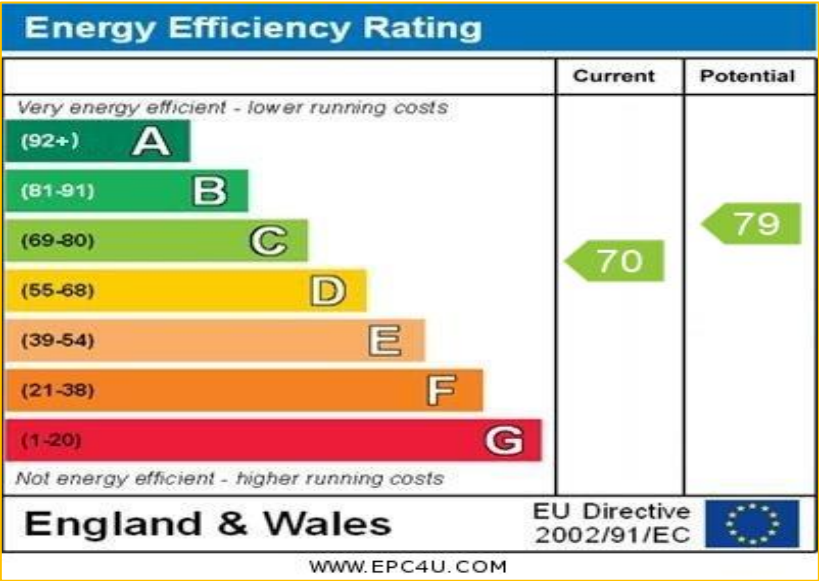
Double glazed door leading to the top floor balcony which has direct sea views. Victorian style radiator.

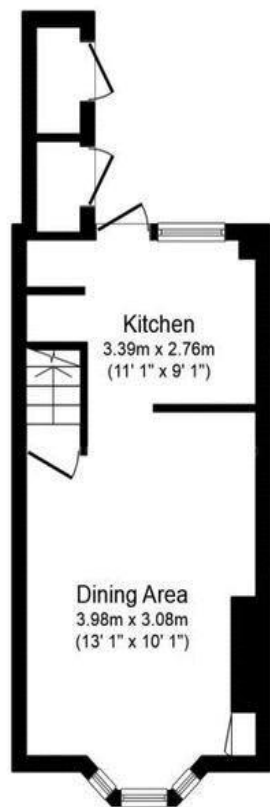
Family Bathroom 6' 8" x 5' 9" (2.03m x 1.75m)

Double glazed window to the rear. Roll edge bath with hand held microphone style shower attachment. Low level WC. Wash hand basin with vanity cupboard below. Victorian style radiator.

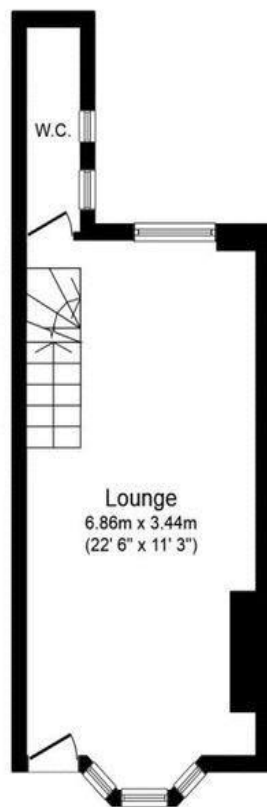
Garden

Private courtyard garden with stairs giving rear access. Storage cupboards.

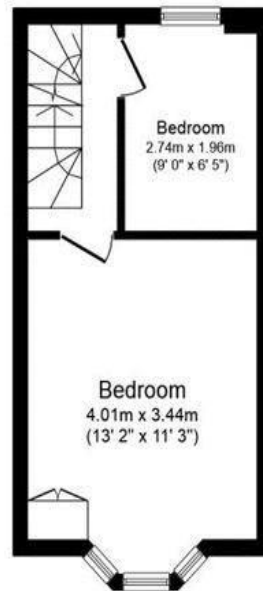




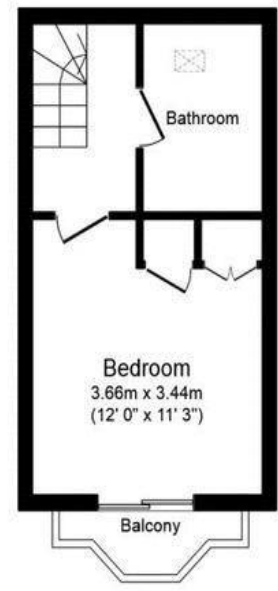
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total floor area 97.0 sq. m. (1,044 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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