



55 Dorchester Gardens, Worthing, BN11 5AY
Asking Price £215,000

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We are pleased to offer this ground floor apartment in the popular West Worthing area. The accommodation briefly comprises of sizable double bedroom, double aspect lounge/diner, separate W/C, modern bathroom and modern kitchen.

- Ground Floor Apartment
- Modern Bathroom
- Dual Aspect Lounge/Diner
- Double Bedroom
- Modern Kitchen
- Communal Gardens



Communal Door Leading to;

Private Front Door;

Hallway

Carpeted throughout. Radiator. Door providing access to storage.

Kitchen

4.06m x 1.78m (13'4 x 5'10)

Roll edge work surfaces. A range of matching wall and base units. Part tiled walls. Radiator. Inset stainless steel sink with drainer. Double glazed window. Space for appliances. Tiled flooring throughout. Door providing access to larder cupboard. Wall based cupboard housing 'Potterton' combination boiler.

Lounge/Diner

4.42m x 4.24m (14'6 x 13'11)

Carpeted throughout. Two Radiators. Double

glazed window. Internal double glazed window. Double glazed door leading into communal gardens. Fireplace. TV point.

Bedroom

3.40m x 3.15m (11'2 x 10'4)

Carpeted throughout. Radiator. TV point. Double glazed window.

Bathroom

Tiled flooring throughout. Fully tiled walls. Paneled bath suite with shower above. Inset sink with wall based storage unit above. Radiator.

Separate W/C

Tiled flooring throughout. Low level W/C. Wall mounted fan.

Outside

Residents parking. Communal gardens.

Required Information

Length of lease: 96

Annual service charge: £2199.22

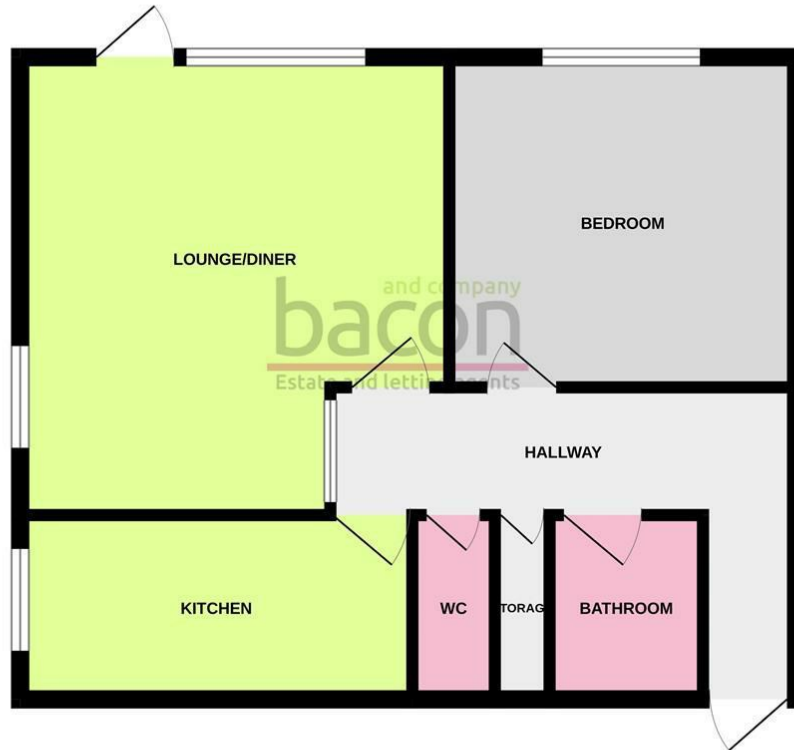
Annual ground rent: £150.00

Council tax band: A

Draft version:

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

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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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 confirm their condition or working order.



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