



39 Dolphin Lodge Grand Avenue, Worthing, BN11 5AL
Offers Over £180,000

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A chain free fourth floor apartment located in sought after Grand Avenue with Impressive sea views. The accommodation comprises, communal entrance with passenger lift and stairs rising to the first floor, entrance hall with spacious storage cupboard, two sizable bedrooms, living room, kitchen and bathroom/Wc.

- Chain Free
- Impressive Sea Views
- Fourth Floor
- Modern Bathroom/Wc
- Living Room with Views
- Double Bedroom





Communal Entrance

with stairs and passenger lift rising to;

Fourth Floor

Front door opening to

Entrance Hall

Security entry phone. Spacious storage cupboard.

Living Room

4.38 x 3.59 (14'4" x 11'9")

Westerly aspect double glazed window with impressive sea views. Door to kitchen.

Kitchen

2.09 x 2.56 (6'10" x 8'4")

Range of work surfaces with cupboards and drawers under. Inset single drainer sink unit. Part tiled walls. Westerly aspect double glazed

window with sea views. Space for fridge freezer. Fitted electric hob with oven under and extractor above. Integrated washing machine. Matching wall cupboards.

Double Bedroom

3.24 x 3.37 (10'7" x 11'0")

Westerly aspect double glazed window with sea views.

Bathroom/Wc

2.07 x 1.76 (6'9" x 5'9")

A modern suite comprising shaped panelled bath with shower above with attachment and glass screen, vanity unit with inset wash hand basin and concealed cistern Wc. Wall mounted mirror. Chrome towel radiator. Part tiled walls. Extractor fan.

Required Information

Length of lease: 133 years remaining

Annual service charge: £829.91 is paid quarterly.

This includes hot water as the building has a shared boiler, communal area cleaner, buildings insurance.

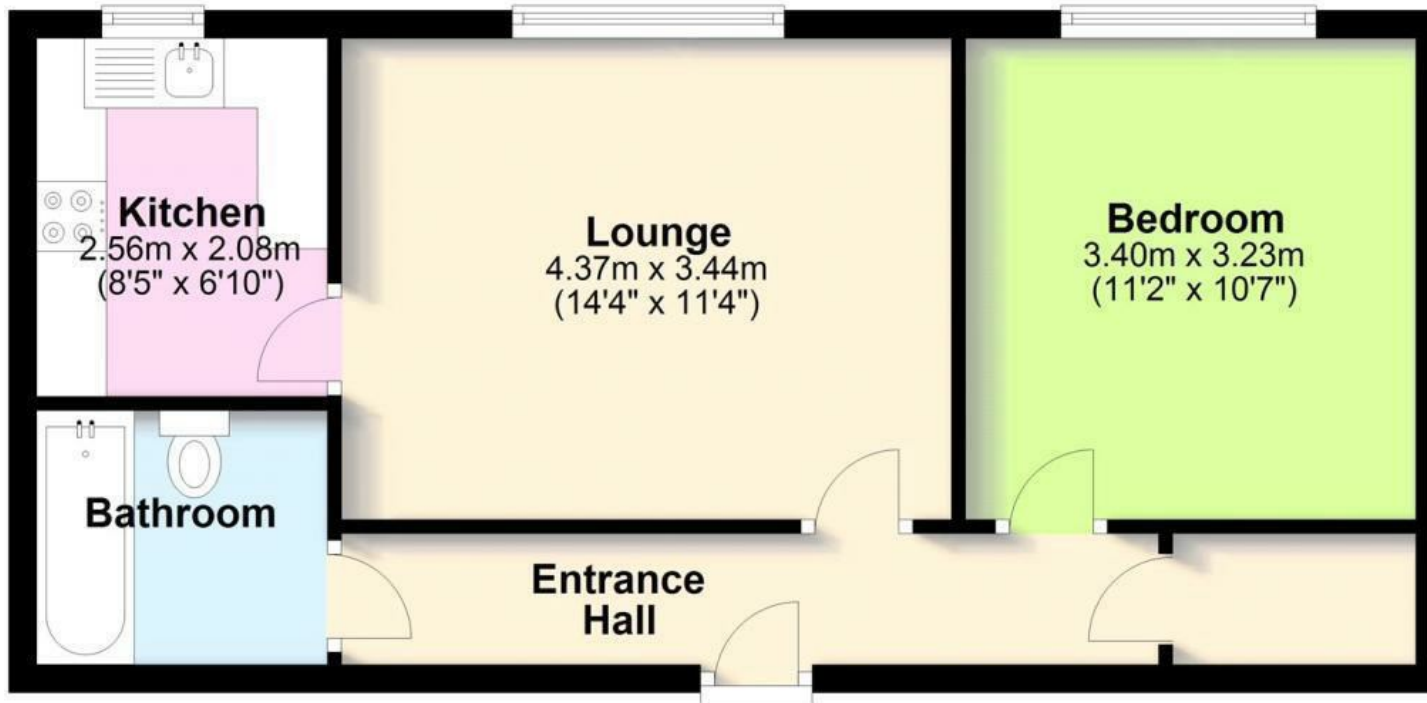
Council tax band: A

Draft version: 1

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



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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