



Dolphin Lodge, Grand Avenue, Worthing, BN11

Offers Over **£290,000**



Property Type: Maisonette

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: B

- Seafront Maisonette
- Three Bedrooms
- Modern Fitted Kitchen
- Bathroom
- Lounge with Direct Sea Views
- Private Entrance
- Chain Free
- Bus Routes On Grand Avenue
- Long Lease

We are delighted to present to the market this seafront maisonette, boasting versatile accommodation arranged over two floors. The property comprises three bedrooms, a lounge, a modern fitted kitchen, a bathroom, and its own private entrance. To the front, a patio provides an ideal seating area with views towards the seafront. Further benefits include being offered chain free and sold with a long lease, making it an attractive opportunity for both homebuyers and investors alike.





We are delighted to present to the market this seafront maisonette, boasting versatile accommodation arranged over two floors. The property comprises three bedrooms, a lounge, a modern fitted kitchen, a bathroom, and its own private entrance. To the front, a patio provides an ideal seating area with views towards the seafront. Further benefits include being offered chain free and sold with a long lease, making it an attractive opportunity for both homebuyers and investors alike.

INTERNAL

A private front door opens into a welcoming entrance hall with access to the ground floor rooms. The property offers versatile accommodation, with the ground floor lounge easily adaptable as an additional bedroom if required. The entrance hall is well proportioned, featuring under stairs storage and doors leading to the bathroom and a modern fitted kitchen. The kitchen is equipped with a range of wall and base units, a built in oven with electric hob, space for appliances, and access to a useful storage cupboard. On the first floor, there are three bedrooms. The primary bedroom is a standout feature, showcasing a charming arch detail and direct sea views. This room could also serve as the main lounge, making the layout highly flexible to suit individual needs.

EXTERNAL

The property benefits from a private front courtyard, providing an ideal space for outdoor seating and offering views towards Worthing seafront. In addition, residents can enjoy the well maintained communal gardens to the front of the development, which are predominantly laid to lawn.

SITUATED

Located in Grand Avenue, this property forms part of the sought after Dolphin Lodge development, ideally positioned less than 100 metres from Worthing's seafront. West Worthing train station sits just 0.7 miles away at the top of Grand Avenue, providing excellent transport links. Regular bus services also run along Grand Avenue, while West Worthing High Street – home to convenience stores, eateries, pharmacies and banks – is just 0.6 miles from the property. For a wider selection of shops, restaurants, and theatres, Worthing town centre is approximately 1 mile away.

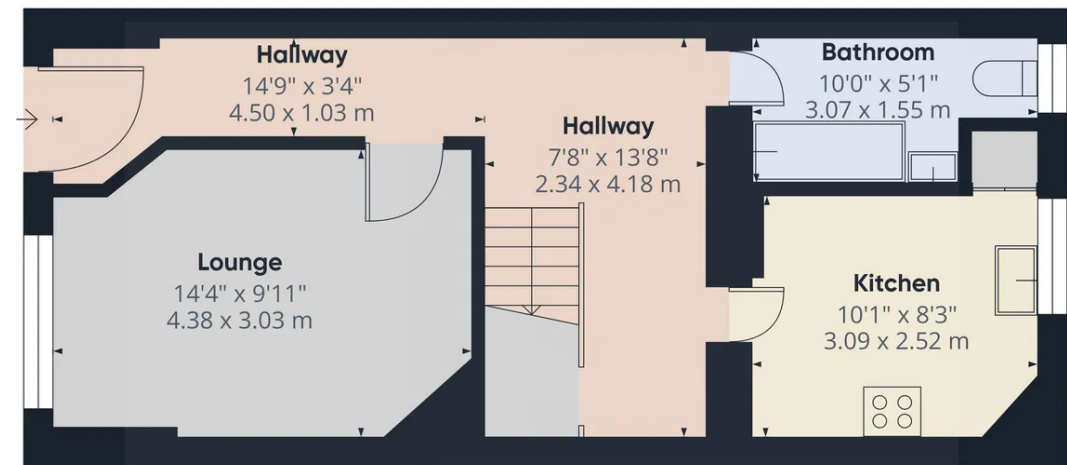
TENURE

Service Charge: £2716.08 per annum. Includes hot water.

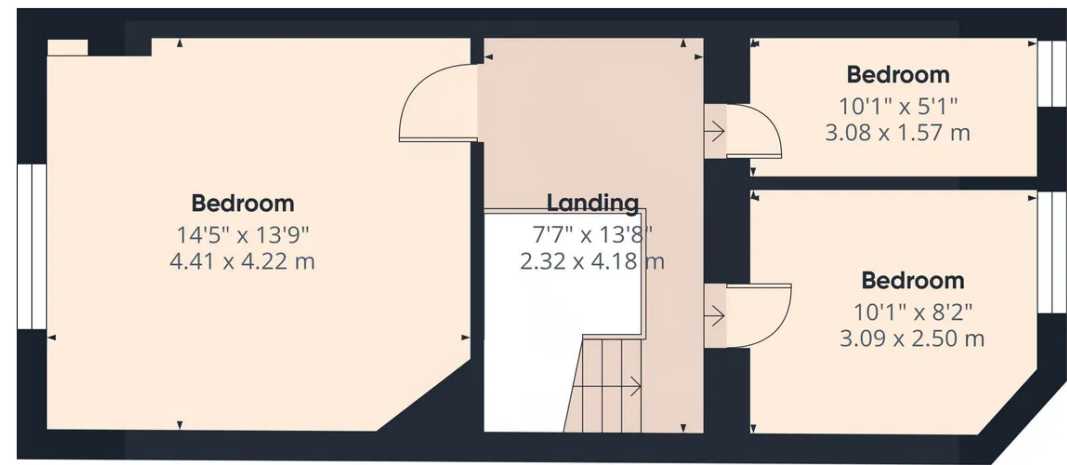
Ground Rent: N/A

Lease: 133 years remaining





Ground Floor



Floor 1

Approximate total area^m
821 ft²
76.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Whilst we endeavour to make out properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.