



Dorchester Gardens, Worthing, BN11

Offers Over **£200,000**



Property Type: Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: B

- Top Floor Flat
- Two Double Bedrooms
- Fitted Kitchen
- Dual Aspect lounge/ Dining Room
- West Facing Balcony
- Close To West Worthing Railway Station
- Close To Local Shopping Facilities
- Chain Free
- Garage In Compound

We are pleased to be able to offer to the market a top floor flat which benefits from two double bedrooms. The apartment features a dual aspect lounge/ dining room with a west facing balcony, fitted kitchen and bathroom. The property is situated within easy reach to West Worthing Railway Station and local shopping facilities. CHAIN FREE





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INTERNAL

Communal front door leading into the communal entrance with stairs rising to the top floor. Front door leading into the entrance hall with access to all rooms and storage cupboards. The property offers a west facing dual aspect lounge/ dining room with benefits from a door leading out to the west facing balcony. The kitchen offers wall and base units with spaces for appliances, built in eye level oven, electric hob, sink, drainer and serving hatch. There are two double bedrooms with bedroom one offering fitted wardrobes. The bathroom features bath with shower above, wash hand basin and WC.

EXTERNAL

The property benefits from a west facing balcony and communal gardens. The property also benefits from a garage located in the compound. This benefits from an up and over door.

SITUATED

Located in a highly desirable area of West Worthing, this property benefits from a prime position close to local amenities. The popular Goring Road shopping parade and the seafront are both within easy walking distance, while Worthing Town Centre with its wide range of shops, restaurants, pubs, cinemas, theatres, and leisure facilities is just around one mile away. Excellent transport links are also close by, with West Worthing station approximately three quarters of a mile from the property and regular bus services running nearby.

TENURE

Service Charge: £2199.22 per annum

Ground Rent: £75 per annum

Lease: 95 years remaining





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Whilst we endeavour to make our 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.