



Matthew  
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ESTATE AGENCY

*It's all in the details...*



# 38 Dolphin Lodge

Grand Avenue, West Sussex, BN11 5AL

£200,000

- Fourth Floor Apartment
- Historic Period Building
- Direct Sea Views
- Spacious Layout
- No Chain
- Large Living Room
- Separate Study
- Generous Sized Kitchen
- Double Bedroom
- Generous Kitchen

[www.matthewanthony.co.uk](http://www.matthewanthony.co.uk)

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## **Step Inside**

With the beach and promenade just across the road, this superbly sized triple aspect apartment sits on the fourth floor of an historic 1920s development. With direct sea views in one direction and the landscape of the South Downs in the other, it is perfectly placed to enjoy everything that Worthing has to offer.

Step inside and you'll find a succession of light filled rooms in a fluid layout that offers an impressive amount space. Generously sized, an entrance hall leads the way into a spacious living room where a fully glazed door and windows offer sea views to add an idyllic backdrop. Elegant cornicing wraps around above you complementing the intricate patterns of a large ceiling rose, and while the considerable dimensions create ample space for plenty of seating and a dining table.

The warm neutral tones of the carpeting and colour scheme continue in a separate L-shaped study that supplies a huge added bonus for anyone longing for dedicated work from home space. Versatile to your needs, it has the charm of picture rails and the flexibility to provide overnight accommodation for guests or become an exceptional walk-in wardrobe/dressing room.

Explore further and along the inner hallway you'll find a brilliantly large separate kitchen with far-reaching vistas of the South Downs. Notably light and bright and fitted with modern gloss cabinets, there's plenty of room for an array of appliances and scope to create a hugely contemporary space.

The impressive proportions and views of the Downs are echoed in a double bedroom that easily accommodates a wealth of wardrobes and storage. Arranged in a classic white tile setting with coastal motifs, the bathroom has a traditional suite that includes a bath with an overhead shower. A separate WC completes the layout.

## **Step Outside**

With its iconic archways and pretty wrap-around gardens Dolphin Lodge remains an iconic presence on Grand Avenue. Pretty communal gardens stretch out in front of its expansive facade while the beach and seafront are only a few steps away at the end of the road.

## **In your local area**

Sitting back from Grand Avenue just around the corner from West Parade, Dolphin Lodge is only moments from the beach and just a short stroll from Marine Gardens. Both the coast road and Rowlands Road take you into the town centre with its where there's a fantastic range of high street and independent cafes, shops, bars and restaurants.

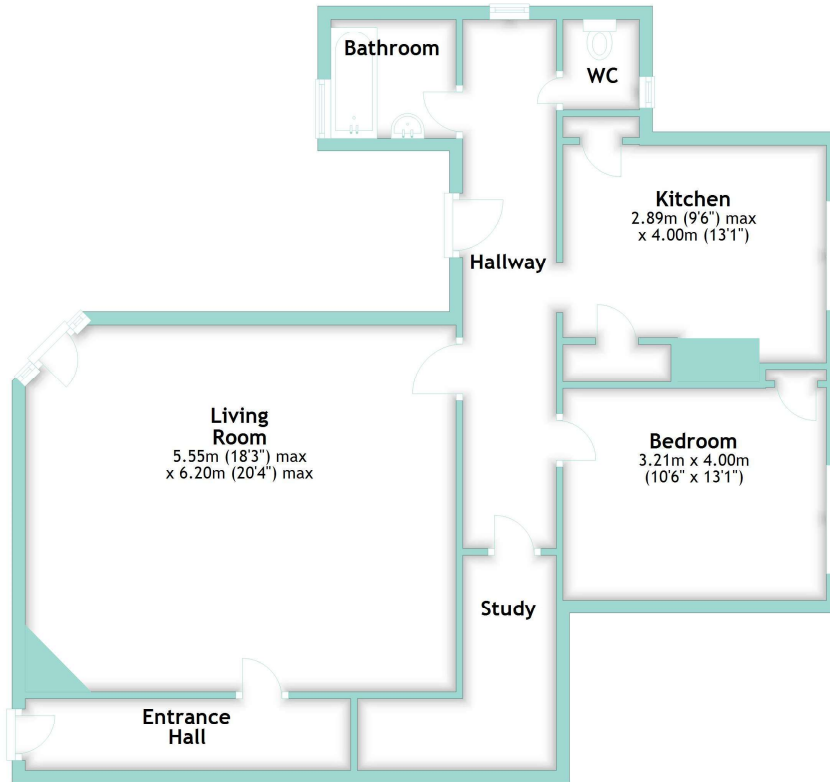
West Worthing mainline station is less than a mile away and the coast road takes you directly to Portslade, Hove and Brighton in one direction and onto nearby Ferring in the other. The A24 takes you up to the A27 giving you a choice of convenient commuter routes.





### Fourth Floor

Approx. 95.5 sq. metres (1028.4 sq. feet)



Total area: approx. 95.5 sq. metres (1028.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	47	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Council Tax:** Adur & Worthing Band A

**Tenure:** Leasehold

**Lease:** Approximately 134 years remaining

**Current Ground Rent:** £400 Yearly

**Current Service Charge:** £705 Quarter Yearly

**Disclaimer**

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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