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30 Dorchester Gardens  
, Worthing, BN11 5AY

Guide price £230,000

Leasehold Council Tax Band B



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A well presented two-bedroom top floor apartment is situated within Dorchester Gardens, a highly sought-after development on one of West Worthing's most prestigious roads, Grand Avenue.

Occupying a quieter position at the northern end of the avenue, the property enjoys an excellent location within easy walking distance of Worthing's mainline railway station, town centre, and the seafront, offering the perfect blend of convenience and coastal lifestyle.

The apartment is accessed via a well-maintained communal entrance with stairs rising to the second floor. Internally, the accommodation is bright, spacious, and thoughtfully arranged to create a welcoming and comfortable home. The generous lounge/dining room is a particular highlight, featuring a large double-glazed door opening onto a private balcony.

There are two well-proportioned bedrooms, both offering excellent natural light and ample space for bedroom furniture and storage. The bathroom has been stylishly refitted to a high standard, incorporating contemporary fittings and finishes, and is further complemented by a separate WC.

The kitchen is well designed with an excellent range of storage and worktop space, making it perfectly suited to both everyday living and entertaining. Additional benefits include double glazing.

Externally, Dorchester Gardens is set within well maintained communal gardens. The property also benefits from a private garage, offering secure parking or additional storage.

Lease remaining: 94

Service charge: £2,400 per annum (including ground rent)

**Entrance hall**

**Stairs to first floor**

**Lounge/diner**  
17'2 x 11'6 (5.23m x 3.51m)





Balcony

Kitchen

13'10 x 6'7 (4.22m x 2.01m)

Bedroom one

11'8 x 11'8 (3.56m x 3.56m)

Bedroom two

11'7 x 8'10 (3.53m x 2.69m)

Bathroom

WC

Garage



## Floor Plan

30 DORCHESTER GARDENS



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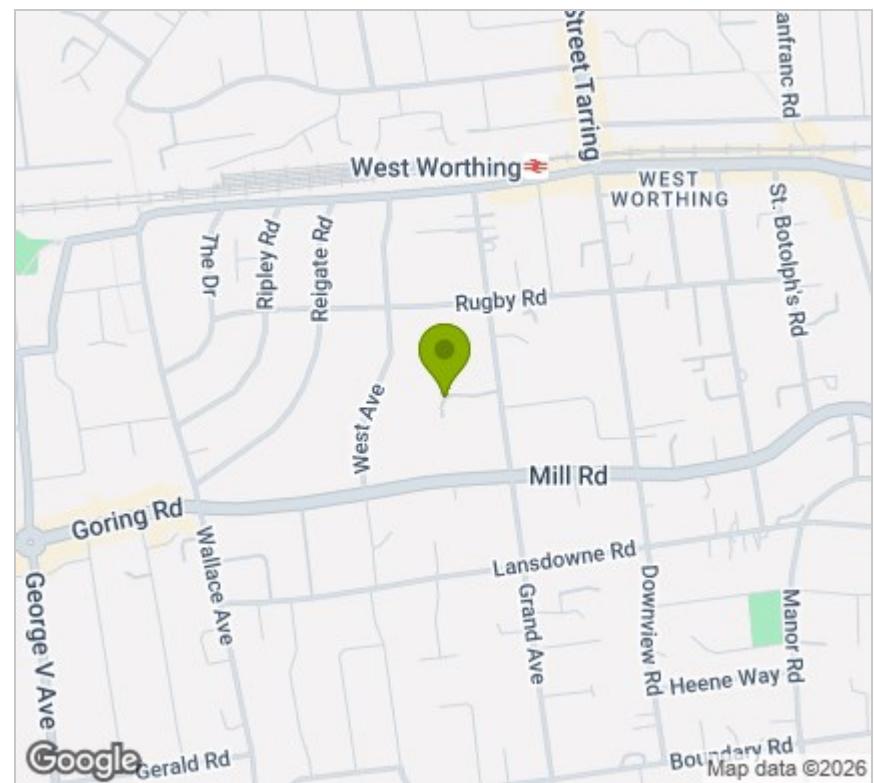
## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

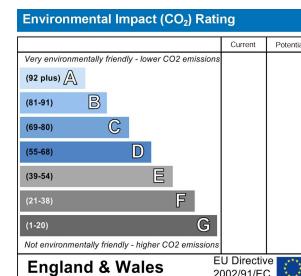
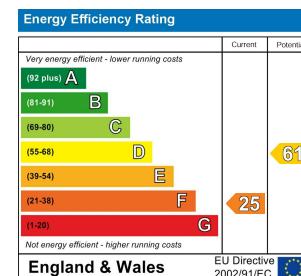
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## Area Map



## Energy Efficiency Graph



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