



42 Dolphin Lodge, Worthing, BN11 5AL  
£220,000

and company  
**bacon**  
Estate and letting agents



A two double-bedroom, fourth floor apartment, offering breath taking views of Worthing's coastline. Located within the popular Dolphin Lodge development on Grand Avenue, this apartment is ideally positioned within easy walking distance to the seafront, Worthing town centre, and the mainline railway station. The accommodation comprises a communal entrance, passenger lift to the fourth floor, a spacious entrance hall, living room, kitchen, bathroom, and two double bedrooms. Additional benefits include double-glazed windows, an extended lease, and no onward chain.

- Chain Free
- Two Double Bedroom
- Seafront Apartment
- Grand Avenue, Worthing
- Stunning Coastline Views
- Double Glazed Windows
- Passenger Lift





### Communal Entrance

Secure telephone entry system. Stairs or passenger lift to fourth floor. Private door to:

### Entrance Hall

Storage heater. Entry telephone. Space for dining table. Levelled ceiling. Opening to:

### Kitchen

3.02m x 2.64m (9'11 x 8'8)

Double glazed window with stunning views of the coastline. Wood effect roll edge work surfaces incorporating stainless steel sink, mixer tap and drainer. Space for cooker, fridge/freezer, washing machine and dishwasher. Matching cupboards, drawers and wall units. Wood effect laminate flooring.

### Bedroom One

4.37m x 4.37m (14'4 x 14'4)

Double glazed window with stunning views of

the coastline. Storage heater. Built in wardrobes with shelving and hanging space.

### Bathroom

Stand alone roll top bath with mixer tap and handheld shower. Low level flush w/c. bash hand basin with mixer tap over. Towel radiator. Tiled walls and flooring. Double glazed window. Levelled ceiling. Inset spotlights.

### Living Room

4.50m x 3.25m (14'9 x 10'8)

Double glazed window with stunning views of the coastline. Storage heater. Levelled ceiling.

### Bedroom Two

4.34m x 3.28m (14'3 x 10'9)

Double glazed window with stunning views of the coastline. Storage heater. Levelled ceiling.

### Communal Gardens & Grounds

Well maintained communal gardens and ground surround the development.

### Required Information

Length of lease: 134 (Currently 44 years, but will be extended upon completion.)

Annual service charge: £3,076

Service charge review period: Per annum.

Annual ground rent: £0

Ground rent review period: NA

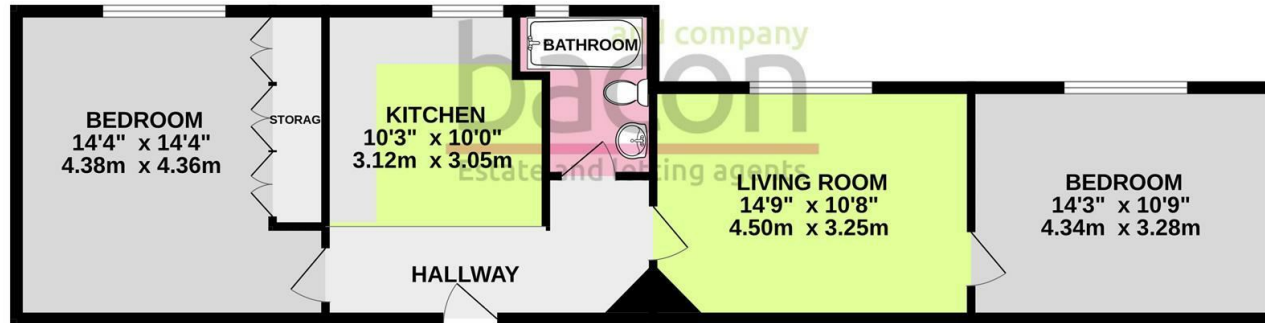
Council tax band: A

Draft version: 1

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



729 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 729 sq.ft. (67.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>77</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

