



38 Dolphin Lodge, Worthing, BN11 5AL  
£1,100 Per Calendar Month

and company  
**bacon**  
Estate and letting agents





Pleased to offer a large one bedroom flat in Dolphin Lodge, Grand Avenue for SHORT TERM LET. This delightful property boasts not only a prime location but also stunning sea views. The property consists of one spacious reception room, good sized bedroom and an extra study/office room, well-appointed bathroom and separate W/C. Situated just a short distance from the Worthing Sea Front promenade and plenty of local amenities. Council tax band: A. EPC: E.

- One Double Bedroom
- Views of Worthing Seafront
- Lounge/Dining Room
- Fitted Kitchen
- Passenger Lift
- Views Also Of The Downs
- Security Entryphone





### **Communal Hallway**

Accessed via glazed communal doors with security entryphone system. Stairs or passenger lift to fourth floor. Private door to flat.

### **Reception Hall**

4.90m x 1.07m (16'1 x 3'6)

Picture rail. Coved and textured ceiling. Door to lounge/dining room.

### **Lounge/Dining Room**

6.17m x 5.54m (20'3 x 18'2)

South/West aspect via a double glazed door and windows offering views across Worthing promenade the the sea. Cornice ceiling with ceiling rose. NB: Please note access from this roof is for fire escape purposes and not a balcony.

### **Inner Hall**

5.49m x 1.60m (18'0 x 5'3)

West aspect double glazed window. Meter

cupboard. Fire escape door. Doors to kitchen, bedroom, study, bathroom and separate w.c.

### **Kitchen**

4.01m x 2.87m (13'2 x 9'5)

North aspect double glazed window offering views across parts of Worthing and to the Downs beyond. Suite comprising of a single drainer sink unit having mixer tap and storage cupboard below. Roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Space for appliances. Tile effect flooring. Two built in pantry's. Levelled ceiling with striplight.

### **Double Bedroom**

3.99m x 3.45m (13'1 x 11'4)

North aspect double glazed window offering views across parts of Worthing and to the Downs beyond. Picture rail. Built in storage cupboard.

### **Study/Office**

4.39m max 1.60m (14'5 max 5'3)

L' shaped room.

### **Bathroom**

Fitted suite comprising of a panelled bath having mixer taps with shower attachment. Pedestal wash hand basin. Part tiled walls. Levelled ceiling with spotlights. Double glazed window.

### **Separate W.C**

1.35m x 1.12m (4'5 x 3'8)

Push button w.c. Double glazed window.

### **Communal Grounds**

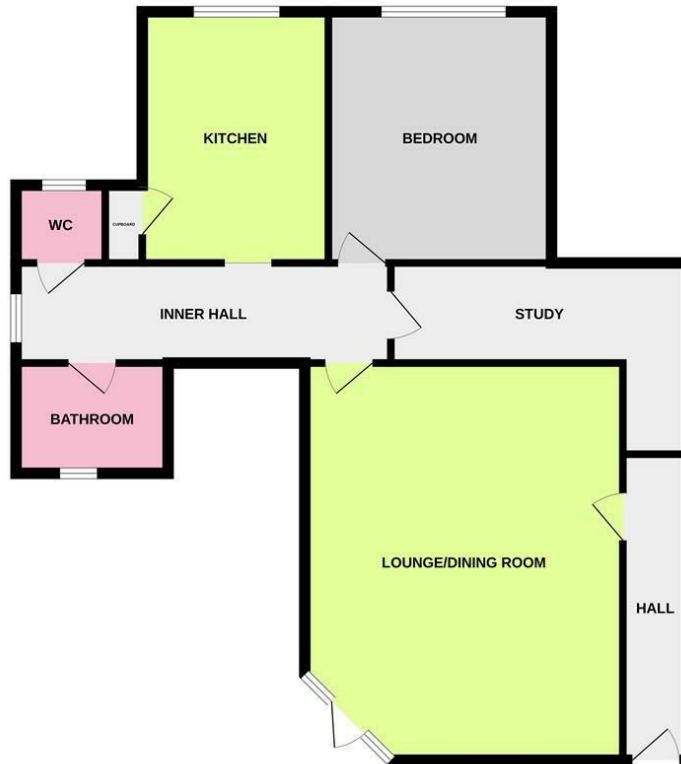
Communal ground to the front and rear with a communal lawn area.

### **Council Tax**

Council Tax Band A



GROUND FLOOR



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.  
Made with Mergo ©2022

and company  
**bacon**  
Estate and letting agents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	47		
(39-54) E			
(21-38) F			
(1-20) G			
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.



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT

01903 524000

broadwater@baconandco.co.uk