

DOLPHIN LODGE

Dolphin Lodge Grand Avenue, Worthing
Worthing

£1,050 pcm



Dolphin Lodge Grand Avenue, Worthing

One bedroom flat with modern kitchen, bathroom & separate WC. Stunning seaviews, well-presented, near Worthing Town Centre & seafront. Available end of December. No pets.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- One Bedroom Fifth Floor Flat
- Spacious Double Bedroom
- Modern Fitted Kitchen With Integrated Appliances
- Modern Bathroom & Separate WC
- Benefitting From Seaviews
- Well Presented Throughout
- Close To Worthing Town Centre & Seafront
- Available End Of December



Bedroom

11' 8" x 10' 5" (3.55m x 3.17m)

Spacious double bedroom with space for wardrobes

Kitchen

11' 7" x 8' 10" (3.52m x 2.68m)

Modern fitted kitchen with integrated appliances

WC

6' 11" x 3' 0" (2.11m x 0.91m)

Separate WC

Bathroom

7' 0" x 6' 6" (2.13m x 1.97m)

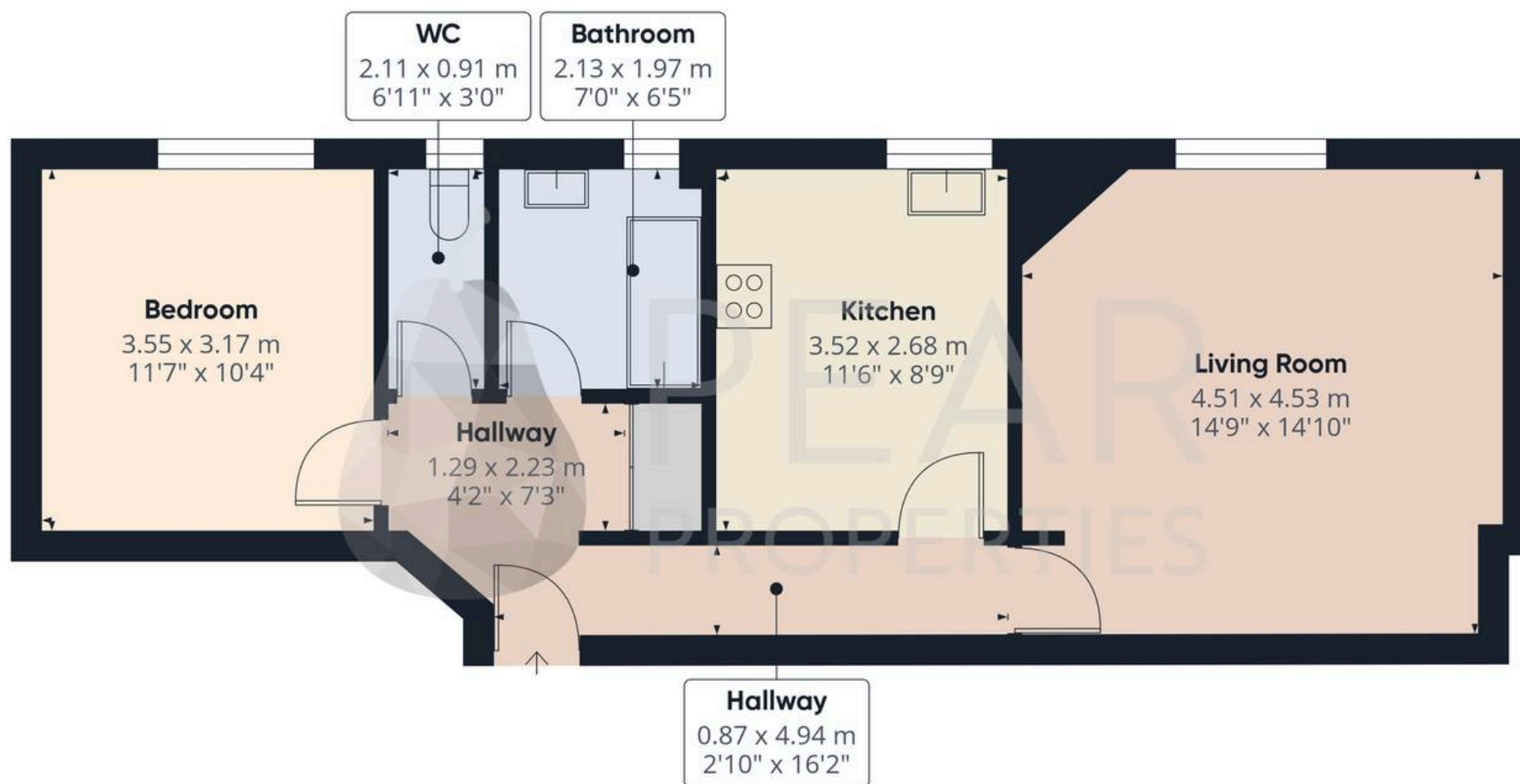
Modern partially tiled bathroom comprising bath with over bath shower, hand wash basin and heated towel rail

Lounge

14' 10" x 14' 10" (4.51m x 4.53m)

Spacious living room, with seaviews and space for dining table/chairs





Approximate total area⁽¹⁾

54.9 m²
591 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Pear Properties

20 Crabtree Lane, Lancing - BN15 9QP

01903 947337 · hello@pearproperties.uk · pearproperties.uk