



Lettings

55 Dolphin | Grand Avenue | Worthing | West Sussex | BN11 5AL

H.J. BURT
Chartered Surveyors : Estate Agents

55 Dolphin Lodge | Grand Avenue | Worthing | West Sussex | BN11 5AL

Rental Guide: £1,200 - Per calendar month -



- Top floor Apartment EPC: E | Council Tax: A |Deposit: £1,384.00
- One bedroom plus additional study
- Sea Views
- Lift access
- Modern kitchen/breakfast room & modern shower room
- Available unfurnished or tastefully furnished

Description

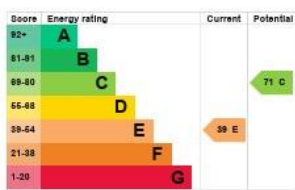
A top floor ONE BEDROOM apartment with ADDITIONAL STUDY, sea views and lift access. With beautifully presented accommodation comprising modern kitchen/breakfast room, lounge, double bedroom with sea views, study, modern shower room. Situated just off the seafront and within a short walk of the town centre and railway station. Available unfurnished or tastefully furnished,

Location

What 3 words:///pipes.stays.tips

Information

- Outgoings:** The Tenant will be responsible for all electricity, gas, telephone, water and drainage charges on the property.
- Council Tax:** The Tenant will be responsible for paying the Council Tax and will ensure that the occupants are registered with the Local Authority on commencement of the Tenancy. Tax Band .
- Services:** Mains water & electricity are connected. Electric heating.
- Photos & particular prepared:** July 2026
- Property Reference:** HJB03470



Viewing

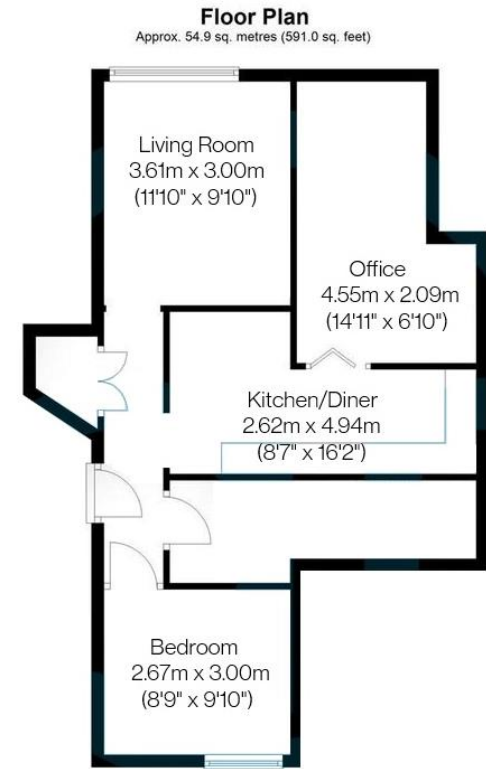
An internal inspection is strictly by appointment with:

H.J. BURT Lettings Department

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Find us @H.J.Burt



Total Area approx. 54.9 sq. metres (591.0 sq. feet)



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IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.