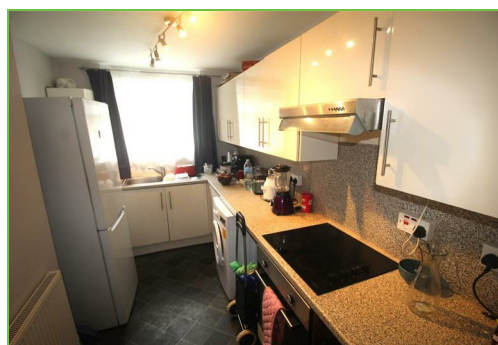




50 Dorchester Gardens, Worthing, BN11 5AZ

Asking Price £159,950

**\*\*CASH PURCHASERS ONLY\*\*** Morrisseys are delighted to offer for sale this well presented and spacious ground floor TWO bedroom apartment in the sought after area of Grand Avenue. The accommodation comprises living room, separate fitted kitchen, bathroom with a separate wc and two double bedrooms both with built in cupboards . The property benefits from gas central heating, double glazing and a private garage within compound. Council tax band B. Currently let and achieving £13,200pa. **CASH PURCHASERS ONLY DUE TO A 46 YEAR LEASE REMAINING.**





# 50 Dorchester Gardens, Worthing, BN11 5AZ

## Ground floor

Communal hallway with front door to:

## Entrance hall

Radiator and access to all rooms.

## Living room

14'6 x 12'9 (4.42m x 3.89m)

Two radiators, double glazed window to the front and ceiling spot lighting.

## Kitchen

14'7 x 5'8 widening to 7' (4.45m x 1.73m widening to 2.13m)

A range of wall and base units with built in four burner electric hob with extractor fan over, plumbing for washing machine and space for a tall fridge/freezer. Wall mounted gas boiler, radiator, double glazed window, serving hatch to the living room and ceiling spot lighting.

## Bedroom 1

11'8 x 10'9 (3.56m x 3.28m)

Radiator, built in wardrobe, double glazed window and ceiling spot lighting.

## Bedroom 2

12' x 7'9 (3.66m x 2.36m)

Built in wardrobe, radiator and a double glazed window.

## Bathroom

A white suite comprising panelled bath with electric shower over, pedestal wash basin, radiator and a double glazed window.

## Separate wc

Low level wc, radiator, double glazed window and a wash basin.

## Garage

Located within a compound at the rear of the development with an up and over door.

## Agents note

Service charge for 2022 £1002.59 per half year and includes your ground rent.

Lease 99 years from 23rd March 1972 (46 years remaining)

DFC Property Management Ltd

Council tax band B

## Disclaimer

MORTGAGE ADVICE - MORRISSEYS ARE ABLE TO OFFER INDEPENDENT ADVICE AT COMPETITIVE RATES NB: No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. Room Measurements Are Given For Guidance Only And Should Not Be Relied Upon When Ordering Such Items As Furniture, Carpets Or Appliances. No liability is Taken for any Error, Omission or Misstatement. The Agents Have Not Tested Any Apparatus, Equipment, Fittings Or Services So Cannot Verify That They Are In Working Order. A party Must rely on its own Inspections and the Buyer Is Advised To Obtain Verification From Their Solicitor Or Surveyor on the Freehold/leasehold status of the property. MORRISSEYS OFFER A FULLY COMPREHENSIVE LETTING SERVICE AND ARE ABLE TO ADVISE YOU FREE OF CHARGE THE APPROXIMATE RENTAL VALUE OF THIS PARTICULAR PROPERTY. VIEWING STRICTLY BY APPOINTMENT WITH MORRISSEYS.

