



**Dolphin Lodge Grand Avenue, West Worthing, West Sussex, BN11
£180,000**



Property Type: Flat

Bedrooms: 1

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: A

- One Bedroom Flat
- Fourth Floor
- Direct Sea Views
- Modern Kitchen
- Modern Bathroom
- Lounge/ Dining Room
- Chain Free
- Passenger Lift
- Close To Worthing Seafront
- Bus Routes Nearby

We are pleased to offer an exceptionally well presented, one bedroom apartment on the fourth floor. The property features a contemporary kitchen and bathroom and enjoys attractive sea views. The apartment is situated only just a short walk to Worthing Seafront. The property is also being sold chain free.





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INTERNAL

The property is approached via a communal entrance with stairs and a passenger lift rising to the fourth floor. The front door opens into a welcoming entrance hall, offering access to all rooms and a generous built-in storage cupboard. The spacious lounge/dining room enjoys spectacular sea views and opens directly into the kitchen, creating a bright and connected living space. The modern kitchen is fitted with a built-in oven, electric hob, fridge/freezer, integrated washing machine, sink with drainer, and also benefits from sea views. The bedroom is a well-proportioned double, again featuring lovely sea views. The contemporary bathroom comprises a bath with shower over and glass screen, a wash hand basin with storage below, WC, and a sensor light-up mirror.

The building has benefited from a number of recent improvements funded through the service charge, including new carpets throughout all communal areas. The surrounding gardens and shared spaces are consistently well maintained.

Since the new management company took over in January 2025, there has been a clear and positive difference. They've been attentive, proactive, and highly responsive, which has significantly improved the overall experience.

SITUATED

Nestled on Grand Avenue, just a stone's throw from Worthing Seafront, just 100 yards away, this property offers the perfect blend of coastal living and convenience. Local shops, cafes, and amenities are just a short stroll away on Heene Road, with additional options on Goring Road under a mile from home. Worthing Town Centre, with its vibrant mix of shopping, restaurants, pubs, cinemas, theatres, and leisure facilities, is approximately three quarters of a mile away, making it ideal for both everyday living and leisurely weekends. Commuters will appreciate West Worthing Station just a mile away, while regular bus routes on Grand Avenue and West Parade provide easy connections across the town.

TENURE

Lease:133 years remaining

Service Charge: £829.91 is paid quarterly. Including Hot Water.



Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>50</p>	<p>79</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	



Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.