



32 Dolphin Lodge Grand Avenue, Worthing, BN11 5AL  
£975 Per Calendar Month

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We are pleased to offer this double bedroom, third floor flat located within just a short distance of Worthing Seafront and Promenade offering stunning sea views. Briefly the accommodation comprises: entrance hall, lounge, separate kitchen with appliances, bathroom/wc and bedroom. Communally there are grounds and gardens to the front along with a passenger lift and bike storage. The flat benefits from double glazing and electric heating and is presented in very good order throughout. Available Now. Council Tax Band A. EPC Rating D.

- One Double Bedroom
- Views of Worthing Seafront
- Double Glazing
- Electric Heating
- Kitchen with Appliances
- Passenger Lift
- Communal Grounds & Gardens





### Communal Entrance

Secure door with well maintained communal hallway. Stairs or passenger lift to:

### Third Floor

Private door to:

### Entrance Hall

Recessed storage cupboard. Telephone entry system.

### Lounge

4.27m x 4.27m (14' x 14')

Double glazed window with sea views. Night storage heater. Picture rail. Feature fireplace with tiled inset and mantle.

### Kitchen

2.79m x 2.18m (9'2 x 7'2)

Roll edge work surface having inset single

drainer stainless steel sink with mixer tap. 'Indesit' 4 ring electric hob with concealed extractor above. Fitted fan oven. Matching range of gloss white cabinets comprising of cupboards, drawers and eye level wall units. Tiled splashback. Lino flooring. Double glazed window with sea views.

### Bedroom

4.39m into wardrobe x 3.23m (14'5 into wardrobe x 10'7)

Double glazed window with sea views. Night storage heater. Built in double wardrobe with shelving and hanging rails with sliding doors.

### Bathroom/wc

White suite comprising of 1/2 size panelled bath tub with tiled surround and mixer tap with shower attachment. Pedestal wash hand basin.

Close coupled wc. Double glazed window. Levelled ceiling. Lino flooring.

### Communal Areas

Laid to lawn gardens to front and rear with well kept borders. Bike storage.



THIRD FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



NOT TO SCALE - FOR LAYOUT PURPOSES ONLY

TOTAL FLOOR AREA : 527 sq.ft. (49.0 sq.m.) approx.

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.  
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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>79</b> |
| (55-68) <b>D</b>                            | <b>59</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.



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