



Dolphin Lodge. Grand Avenue, Worthing, BN11 5AL
£1,500 Per Calendar Month

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bacon
Estate and letting agents

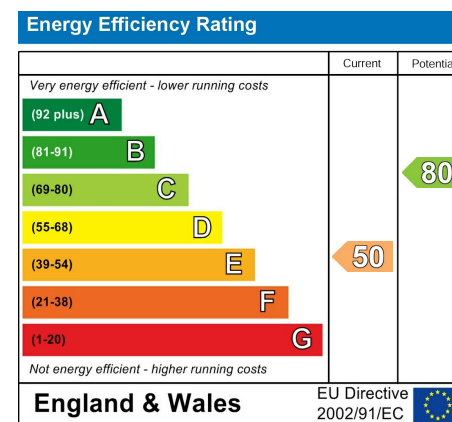


We are pleased to offer this well presented 3 bedroom maisonette with own entrance! Modern kitchen and modern bathroom! Very useful porch area with built-in coat cupboard. The main living room is West facing and very spacious with fitted carpet. The living room leads through to an open area which could be used for dining/or as an office space. The kitchen boasts a range of handleless, white, gloss fitted wall and base units, integrated hob and oven, space for washing machine, *dishwasher* and upright fridge freezer. Grey, laminate effect vinyl. Large bathroom with white bath and thermostatic shower over. Floor-standing vanity unit with basin. Matching mirrored cupboard above. Vinyl flooring, as per the kitchen. Stairs leading to the first floor where all the bedrooms are light and airy with high ceilings. The master bedroom is very large and looks West towards the seafront. Wood flooring. The second bedroom is a double and the third bedroom is a single. The fitted carpet extends up the stairs to the landing, as well as these two, further bedrooms. **Note that the communal boiler provides hot water, so there is no cost to heat the water in this property, however, you will receive a water bill for your water usage and waste.** Available mid-end November. EPC E. Council Tax B.

- Close to seafront
- Rent includes hot water
- Close to West Worthing Station
- 1.2 miles from the town centre
- Modern kitchen and bathroom!







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.

