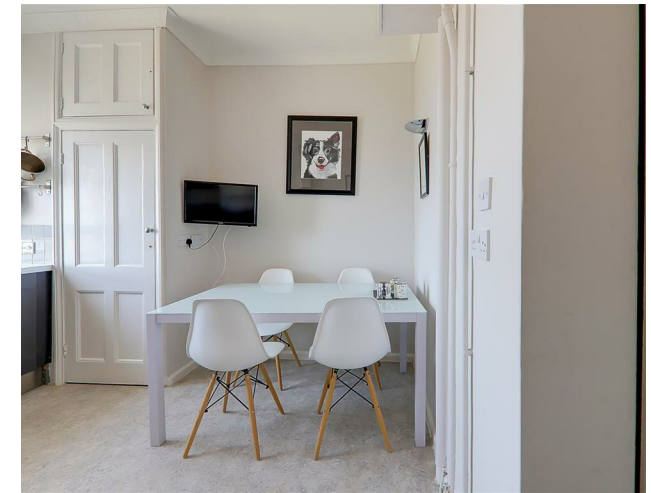




30 Dolphin Lodge Grand Avenue, Worthing, BN11 5AL
Asking Price £240,000

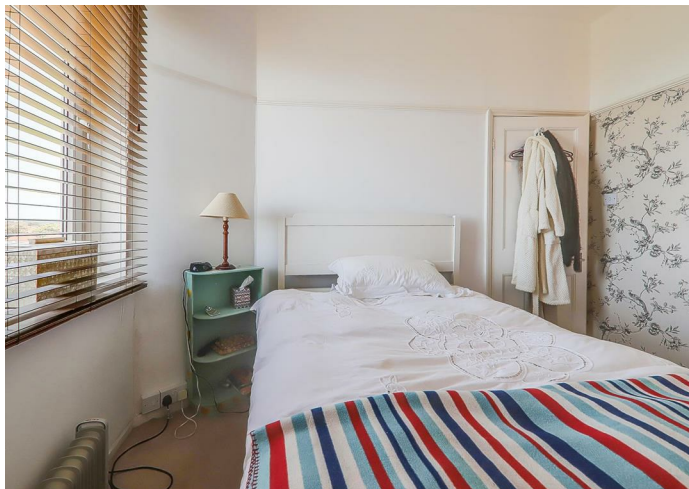
and company
bacon
Estate and letting agents



We are delighted to offer this fantastic third floor apartment located in historic Dolphin Lodge development with impressive sea views. The accommodation briefly comprises; communal entrance with passenger lift and stairs rising to the first floor, entrance hall with spacious storage cupboard, two sizable double bedrooms, living room with views of the south downs as well as sea views, kitchen and bathroom/Wc. Externally you have the benefits of a private allocated parking space. Additional benefits include; well maintained communal gardens, basement bike store, walking distance from Worthing seafront. This property is offered chain free.

- Two Double Bedrooms
- Allocated Parking Space
- Sea Views
- Passenger Lift
- Modern Kitchen
- Well Presented
- Chain Free
- Viewing Highly Recommended





Communal Entrance

Secure communal entrance. Phone entry system. Stairs and passenger lift rising to;

Third Floor

Front door opening to;

Entrance Hall

Carpeted throughout. Phone entry System.

Living Room

4.4 x 4.3 (14'5" x 14'1")

West Aspect. Carpeted throughout. Double glazed window providing Sea Views. Original fireplace. Tv and telephone points.

Kitchen

3.3 x 3.1 (10'9" x 10'2")

A modern contemporary kitchen briefly comprising; fitted kitchen with a range of matching base units. Roll edge work surfaces. Part tiled walls. Integrated appliances including washing machine, dishwasher,

electric oven with five ring gas hob above. Extractor hood. Double glazed window providing sea views. Door providing access to pantry style cupboard. Further large storage cupboard housing fridge/freezer with shelving providing additional storage.

Bedroom One

4.3 3.3 (14'1" 10'9")

Carpeted throughout. Original fireplace. Double Glazed window providing Sea Views.

Bedroom Two

3.3 x 2.6 (10'9" x 8'6")

Carpeted throughout. Double glazed window providing sea views.

Bathroom

Part tiled walls. Panelled bath with shower attachment above. Low level Wc with matching wash hand basin. Wall mounted heated towel rail. Spotlights. Double glazed window providing sea views. Wall mounted storage cupboard. Additional storage under the bath with further storage cupboard below window.

Storage cupboard

Large private lockable storage cupboard located in the communal hallway.

Length of lease: 133 years remaining

Service charge: Please ask agent for service charge information

The service charge includes hot water as the building has a shared boiler, communal area cleaner, buildings insurance and gardener.

Council tax band: A

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



THIRD FLOOR



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) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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.

