



4 Dolphin Court Canterbury Road, Worthing, BN13 1AF
Offers Over £190,000

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A CHAIN FREE two double bedroom self contained first floor apartment with GARAGE and LONG LEASE approximately 933 years remaining. Located in popular Tarring with a bus stop right outside Dolphin Court, an approximate 6 minute walk to West Worthing railway station with direct route to London Victoria and an even shorter walk to the local Co-op convenience store. There are also fantastic local schools in the nearby area. The accommodation briefly comprises, PRIVATE FRONT DOOR, entrance lobby and stairs to first floor hall, South facing lounge, spacious kitchen/breakfast room, two double bedrooms and REFURBISHED BATHROOM/WC. This home benefits from a ventilation system which was installed to provide improved airflow around the apartment. Externally there are communal gardens to the front, side and rear and a garage in the rear compound. Viewing is highly recommended.

- Chain Free / Garage
- Private Entrance
- Two Double Bedrooms
- Entrance Lobby & Hall
- Approx 933 Year Lease
- Refurbished Bathrm/Wc
- Kitchen/Breakfast Room
- Transport Links Near By





Private Entrance

Private double glazed front door opening to;

Entrance Lobby

Double glazed window. Electric consumer unit and meter. Staircase rising to the first floor.

Hall

Double glazed window. Recessed airing cupboard housing hot water cylinder and shelving. Access hatch to roof space.

South Facing Lounge

4.54 x 3.36 (14'10" x 11'0")

Double glazed window. Picture rail. Fireplace with fitted electric fire. Wall mounted electric heater.

Kitchen / Breakfast Room

3.66 x 2.48 (12'0" x 8'1")

Range of work surfaces with cupboards and drawers fitted under. Inset single drainer sink unit. Fitted electric hob with oven under and extractor hob above. Integral fridge/freezer. Free standing washing



machine. Free standing slimline dishwasher. Range of matching fitted wall cupboards. Two double glazed windows. Part tiled walls. Wall mounted electric heater. Inset spotlights. Space for table chairs.

Bedroom One

3.43 x 3.36 (11'3" x 11'0")

Double glazed window. Wall mounted electric heater. Recessed open shelved storage cupboard. Picture rail.

Bedroom Two

3.51 x 3.36 (11'6" x 11'0")

Double glazed window. Wall mounted electric heater. Inset spotlights.

Refurbished Bathroom/Wc

A newly refurbished suite comprising panelled bath with independent shower above, vanity wash hand basin with cupboards under and low level flush Wc. Modern flooring. Chrome towel radiator. Panelled walls. Double glazed windows. Inset spotlights.

Garage

Located in the rear compound.

Communal Gardens

Laid to lawn to the front, rear and side of the development.

Required Information

Length of lease: remainder of 999 years - (approximately 933 years remaining)
Annual service charge: Sept 2025 to Sept 2026 £1754.36 (an additional £800 one-off levy has also been made for the wall repairs).
Annual ground rent: £10

Council tax band: B

Draft version: 1

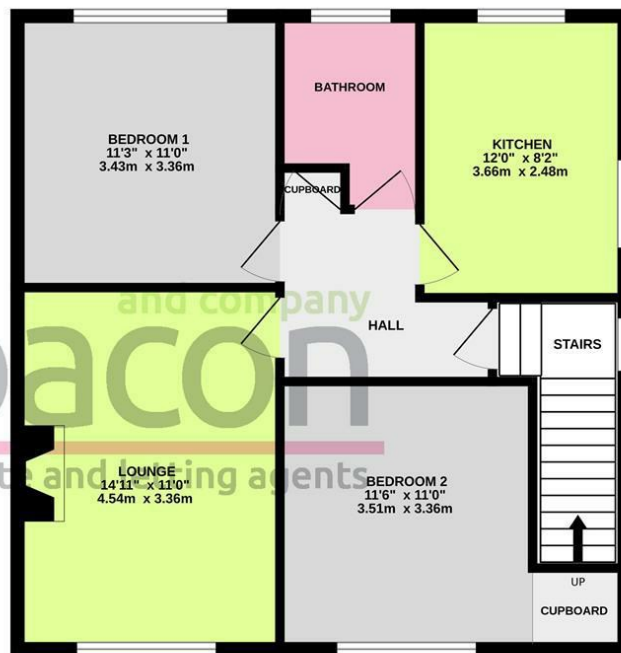
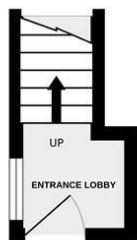
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

Agent Note - Gas

We believed there is gas to the Dolphin Court development but not directly to this apartment.

GROUND FLOOR
36 sq.ft. (3.3 sq.m.) approx.

FIRST FLOOR
694 sq.ft. (64.5 sq.m.) approx.



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TOTAL FLOOR AREA: 710 sq.ft. (66.0 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) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	51	
(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



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