



Garage 23 Dolphin Lodge, Grand Avenue, Worthing, BN11 5AL
Price Guide £11,500



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We are delighted to offer this leasehold garage positioned in a highly convenient location close to the West Worthing seafront promenade. The location offers easy access while benefiting from a tucked-away position, making it ideal for secure vehicle parking, additional storage, or a range of other suitable uses (subject to any applicable restrictions).

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- Garage
- Leasehold
- Close to seafront
- West Worthing
- Ideal for secure vehicle parking
- Up and over modern door
- Conveniently located

Garage

5.11 x 2.56 (16'9" x 8'4")

Modern up and over door.

Location

Positioned in a highly convenient location close to the West Worthing seafront promenade, this garage is accessed via Hythe Road, which leads directly to the garage compound situated to the rear of Dolphin Lodge. The location offers easy access while benefiting from a tucked-away position, making it ideal for secure vehicle parking, additional storage, or a range of other suitable uses (subject to any applicable restrictions). Being just a short distance from the promenade, the garage enjoys an excellent coastal setting with convenient links to the surrounding residential areas and nearby amenities.

Leasehold & Maintenance

Remaining term approximately 43 years with no right to extend.

Annual Ground rent is £12 a year

Garage insurance is £24 a year

Required Information

Draft version:1

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk

Bacon & Co (Worthing) Limited (No. 04721313) and Bacon Micawber Lettings Limited (No. 07466778) trading as Bacon and Company
Registered in England and Wales. Registered office: c/o Galloways Accounting, The Mill Building, 31-35 Chatsworth Road, Worthing,
England BN11 1LY