



JAMES & JAMES
ESTATE AND LETTING AGENTS

t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA

BUYING | SELLING | LETTINGS | MORTGAGE ADVICE



Dolphin Lodge Grand Avenue
Worthing, BN11 5AL

Offers over £190,000



Dolphin Lodge Grand Avenue Worthing, BN11 5AL

James & James Estate Agents are delighted to offer for sale this recently refurbished converted flat ideally situated just off Worthing's popular Seafront with stunning direct ocean views and close to the town centre shops, restaurants, local parks, bus routes and the mainline station. Accommodation offers entrance hall, living room, double bedroom, beautiful modern kitchen, refitted bathroom and separate W.C. Other benefits include a new lease, a lift to all floors and hot water included with the service charges.

Tenure

The property is leasehold with a new 140 year lease.
All hot water included in the yearly maintenance charges.

Recently Refurbished
Sea Views
Double Bedroom
Spacious Living Room
Stunning Newly Fitted Kitchen
Modern Bathroom
Separate WC
New Lease
Lift to All Floors
Finished to a High Standard





Communal Entrance

Lounge
14'8 x 14'8 (4.47m x 4.47m)

Bedroom
11'6 x 10'4 (3.51m x 3.15m)

Modern Re fitted kitchen
11'6 x 8'7 (3.51m x 2.62m)

Modern Re Fitted Bathroom

Separate WC

No Onward Chain

New Lease



Floor Plan



Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

