



Flat 1, Dolphin Lodge, Grand Avenue, Worthing, West Sussex, BN11 5AL
Asking Price £325,000

With the beach and the promenade just across the road this ground floor, two bedroom maisonette is ideally situated for all Worthing has to offer.



DESCRIPTION

Winkworth Worthing are pleased to offer this two bedroom maisonette in the iconic Dolphin Lodge in sought after Grand Avenue. Step inside this well-presented ground floor maisonette and you will be greeted by a well-appointed lounge complete with an ornate fireplace and space for a dining table. The kitchen is modern and offers a range of wall and base units with plenty of worktop space, built in oven and hob as well as under counter space for appliances. Upstairs the impressive master bedroom is of generous proportions and boasts internal feature arches. Bedroom two is a further double. There is an additional room which offers the flexibility for either a study, child's bedroom or even a walk in wardrobe. The bathroom comprises of a bath with overhead shower, wash basin and w.c. Externally the property offers an East facing seating area which would be perfect to enjoy a morning coffee.

AT A GLANCE

Lounge
 Kitchen
 Two Bedrooms
 Study/Walk in Wardrobe
 Bathroom

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



LOCATION

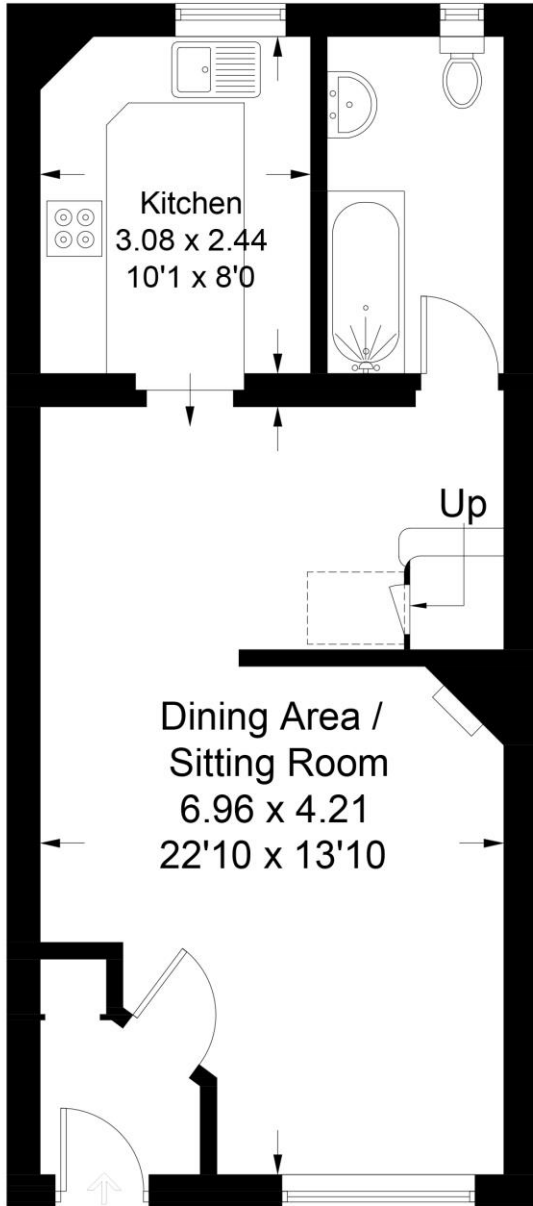
Location: With the beach and the promenade just across the road this property is ideally situated for leisurely walks, a morning run or relaxing in the summer months. Worthing town centre is approximately one mile away with its abundance of shops, cafes and restaurants.

1 Dolphin Lodge, Grand Avenue, BN11 5AL

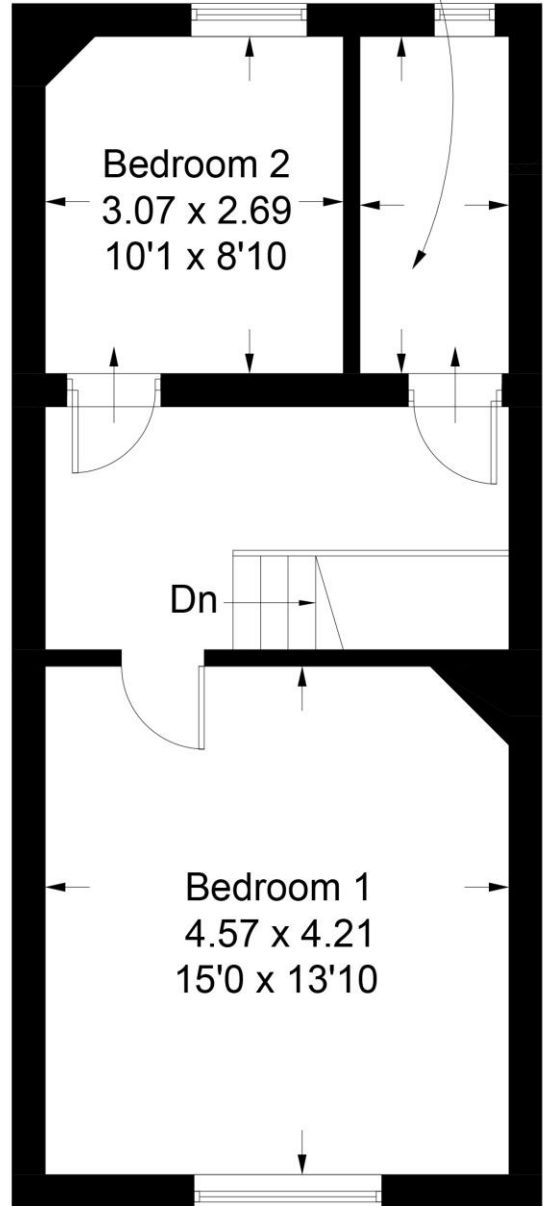
Approximate Gross Internal Area = 86.6 sq m / 932 sq ft



3.07 x 1.42
10'1" x 4'8"



Ground Floor



First Floor

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as a guide only. Created by Emzo Marketing 2024.

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