



Offers In Excess Of  
£230,000  
Leasehold

## Dorchester Gardens, Worthing

- Ground Floor Flat
- Two Double Bedrooms
- Lounge/Dining Room
- Separate WC
- Garage
- EPC Rating - D
- Council Tax Band - B
- Leasehold

Robert Luff & Co are delighted to offer to the market this well presented two bedroom ground floor flat situated in the sought after West Worthing location close to local shops, amenities, Worthing town centre, sea front, bus routes and mainline station. Accommodation offers entrance hall, lounge/dining room, kitchen, two double bedrooms, a bathroom and separate WC. Other benefits include a communal garden, a garage with additional security locks and a recently installed, mains wired, interlinked smoke and CO2 detection alarm system which the current owner has found to be particularly attractive to previous tenants who had mobility issues and who appreciated the additional safety and reassurance this gave them.

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**Robert  
Luff & Co**  
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## Accommodation

### Communal Entrance

#### Front Door

Opening into:

#### Entrance Hall

Radiator. Storage.

#### Lounge/Dining Room 13'11" x 14'7" (4.26 x 4.46)

Two radiators. Coving. Dual aspect double glazed window. Double glazed door.

#### Kitchen 5'9" x 13'3" (1.77 x 4.06)

A range of base and wall units including drawers. Roll top work surface incorporating stainless steel basin with drainer and mixer tap. Tiled splashback. Electric oven. Four ring gas hob with extractor fan over. Wall mounted boiler. Radiator. Space for washing machine and fridge/freezer. Double glazed window.

#### Bedroom One 11'2" x 10'4" (3.42 x 3.16)

Radiator. Double glazed window.

#### Bedroom Two 11'2" x 7'10" (3.42 x 2.41)

Radiator. Double glazed window.

#### Bathroom 5'10" x 5'6" (1.79 x 1.69)

Bath with electric shower over and glass screen. Pedestal wash hand basin. Part tiled. Radiator. Coving. Frosted double glazed window.

#### Separate WC

WC. Wash hand basin. Radiator. Coving.

#### Garage

#### Communal Garden

Laid to lawn. Mature trees.

#### Tenure

Leasehold with 181 years remaining.



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Floor Plan



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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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