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Key Features

- Well-presented first floor apartment
- Two good-sized bedrooms
- Bright double aspect living room
- Westerly aspect private balcony
- Modern fitted kitchen with integrated appliances
- Shower room and separate WC
- Gas central heating
- Double glazing throughout
- Garage and communal gardens
- Council Tax Band B | EPC Rating C

We are delighted to offer this well-presented first floor apartment situated in a popular residential area of West Worthing. The property offers well-proportioned accommodation including two bedrooms, a fitted kitchen, a bright living room with a westerly aspect balcony, a shower room and separate WC. Further benefits include gas central heating, double glazing and a garage, together with communal gardens.

Accessed via a communal entrance with stairs to the first floor, the apartment opens into a welcoming entrance hall with useful storage cupboards.

The spacious living room is a particular feature of the property, enjoying a double aspect that allows plenty of natural light, together with a door leading out to a private balcony with a pleasant westerly aspect.

The fitted kitchen offers a range of matching wall and base units incorporating a stainless steel sink with mixer tap, built-in double oven, four-ring gas hob with extractor hood, and integrated appliances including a fridge/freezer, dishwasher and washer/drier.

There are two well-proportioned bedrooms, with the second bedroom benefitting from a built-in wardrobe. The accommodation is complemented by a modern shower room with a double shower cubicle, wash hand basin with storage beneath and towel radiator, along with a separate WC.

Externally, the property benefits from communal gardens and parking access leading to a garage.

Tenure

Leasehold with 94 years remaining.
Service Charges: £2373.16 per annum



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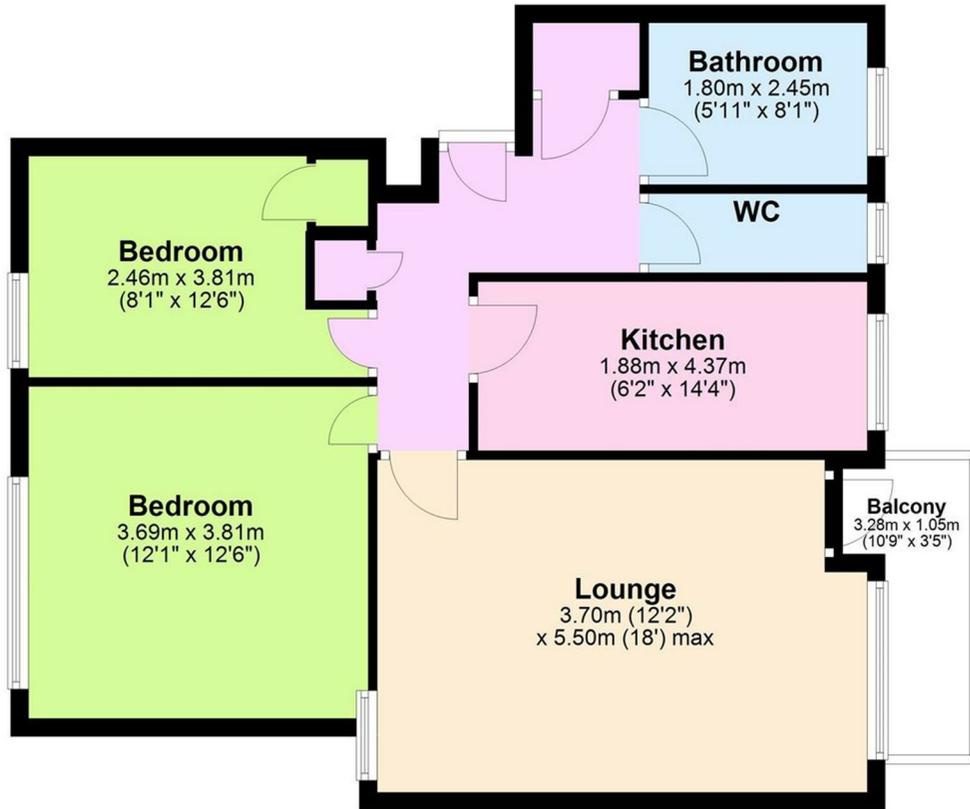
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Floor Plan Dorchester Gardens

Floor Plan

Approx. 68.5 sq. metres (737.1 sq. feet)



Total area: approx. 68.5 sq. metres (737.1 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) B		
(81-91) B			(69-80) C		
(69-80) C			(55-68) D		
(55-68) D			(39-54) E		
(39-54) E			(21-38) F		
(21-38) F			(1-20) G		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			EU Directive 2002/91/EC		
			EU Directive 2002/91/EC		

Energy Efficiency Rating: Current 73, Potential 79

Environmental Impact (CO₂) Rating: Current C, Potential D

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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