



Offers In Excess Of
£225,000
Leasehold

Dorchester Gardens, Worthing

- First Floor Purpose Built Flat
- Two Double Bedrooms
- Garage in Compound
- Favoured West Worthing Location
- Spacious Lounge / Dining Room
- West Facing Balcony
- EPC Energy Rating D (65)
- Close to Local Shops, The Beach, Parks, Bus Routes & Mainline Station Nearby

Robert Luff & Co are delighted to offer to market this purpose built first floor flat ideally situated in this favoured West Worthing location close to local shops, the beach, parks, bus routes and mainline station nearby. Accommodation offers entrance hall, kitchen, lounge / dining room, west facing balcony, two double bedrooms, separate W.C and a family bathroom. Other benefits include a garage in compound.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

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Accommodation

Communal Entrance

Stairs to all floors, meter cupboard

Entrance Hall

Door to communal entrance, radiator, two storage cupboards, telephone point

Bedroom Two 11'6" x 8'9" (3.53 x 2.68)

Double glazed window to front, radiator, built in wardrobe

Bedroom One 11'6" x 11'6" (3.53 x 3.51)

Double glazed window to front, radiator

Lounge / Dining Room 17'8" x 11'6" (5.41 x 3.52)

Double aspect double glazed window to front and back, double glazed door leading to West facing balcony with space for table and chairs, two radiators, television point, serving hatch

Kitchen 13'6" x 6'8" (4.13 x 2.04)

Fitted with a range of wall and base units, double glazed window to rear, wall mounted combi boiler, tiled splashback, serving hatch, radiator, space for fridge freezer, one and half bowl sink / drainer, integrated electric oven and gas hob, cooker hood, plumbing for washing machine

Separate W.C

Double glazed frosted window to rear, tiled walls, radiator, wash hand basin set in vanity unit, low level flush W.C

Bathroom

Double glazed frosted window to rear, tiled walls, single pedestal wash hand basin, shaver point, radiator, panel enclosed bath, shower cubicle

Garage

In compound, up and over door

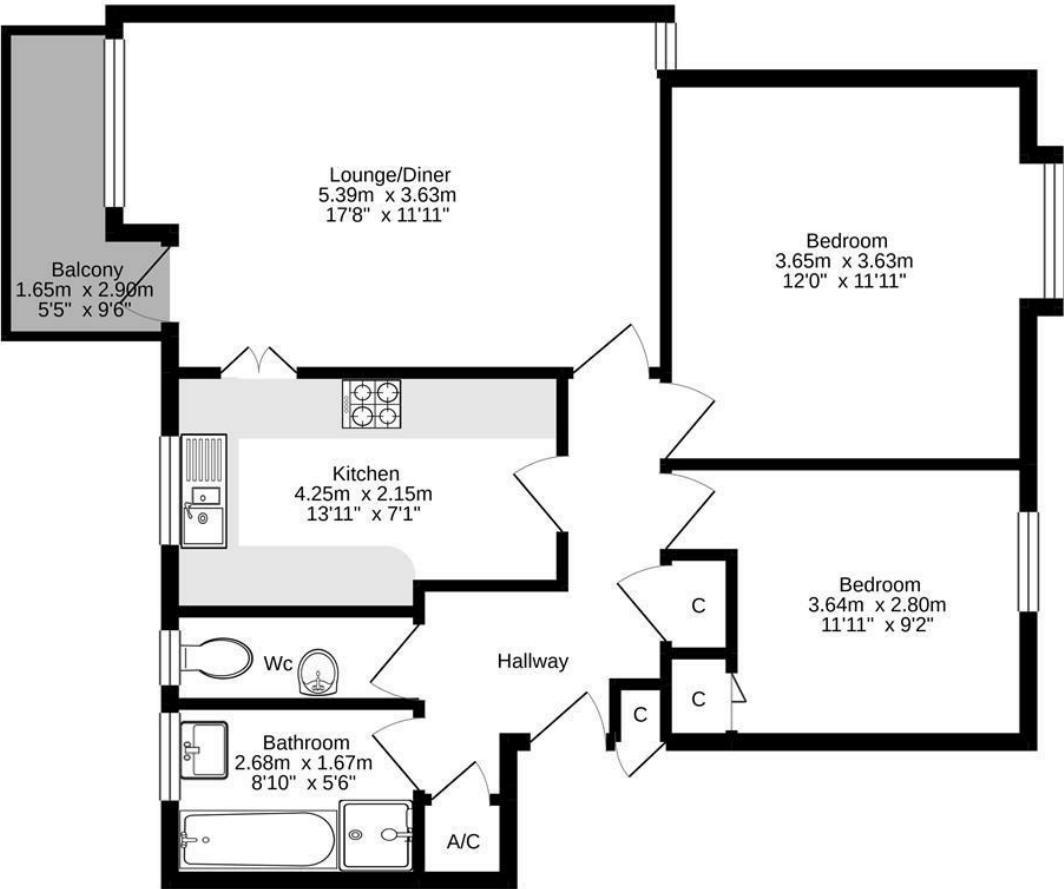


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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First Floor
67.1 sq.m. (722 sq.ft.) approx.



TOTAL FLOOR AREA : 67.1 sq.m. (722 sq.ft.) approx.
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Energy Efficiency Rating	
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 ₂) Rating	
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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.