



PCM
£1,150 PCM

Dorchester Gardens, Worthing

- First Floor Flat
- Westerly Facing Balcony
- Close to Sea Front
- Shower Room
- Council Tax Band - B
- Two Bedrooms
- Fitted kitchen
- Communal Gardens
- EPC Rating - C (71)
- Viewing essential

ROBERT LUFF & CO are delighted to offer to the market this well presented first floor flat, situated in the heart of Worthing Town Centre, just off Grand Avenue, close to the sea front and promenade, local shopping facilities, restaurants, bus routes and mainline station. Accommodation offers entrance hall, lounge/diner, kitchen, two bedrooms, balcony, shower room and separate WC.

EARLY VIEWING RECOMMENDED!!

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Accommodation

Communal Entrance Hall

Communal front door. Stairs to first floor. Front door leading to:

Entrance Hall

Laminate laid wood floor. Radiator.

Lounge/Diner 15' x 14' (4.57m x 4.27m)

Double-glazed windows with westerly aspect. Sliding double-glazed doors to balcony. Wall lights. TV point. Radiator. Space for dining room table and chairs.

Balcony

Enclosed balcony with westerly aspect.

Kitchen 13'7 x 5'10 (4.14m x 1.78m)

A range of matching wall and base units. Worktop incorporating sink with mixer tap and drainer. Built in AEG oven and grill. Four ring electric hob. Extractor fan. Space and plumbing for washing machine. Tiled floor. Tiled splash backs. Cupboard enclosed boiler. Double-glazed window with westerly aspect.

Bedroom One 11'9 x 10'5 (3.58m x 3.18m)

Double-glazed window to front. Laminate laid wood floor. Radiator.

Bedroom Two 11'9 x 11'3 (3.58m x 3.43m)

Double-glazed window to front. Radiator.

Shower Room

Large walk in shower cubicle with sliding door and wall mounted seat. Wash hand basin set into vanity unit. Tiled walls. Radiator. Frosted double-glazed window to side aspect.

Separate WC

Low level flush WC. Wash hand basin. Part tiled walls. Wall mounted vanity storage unit.

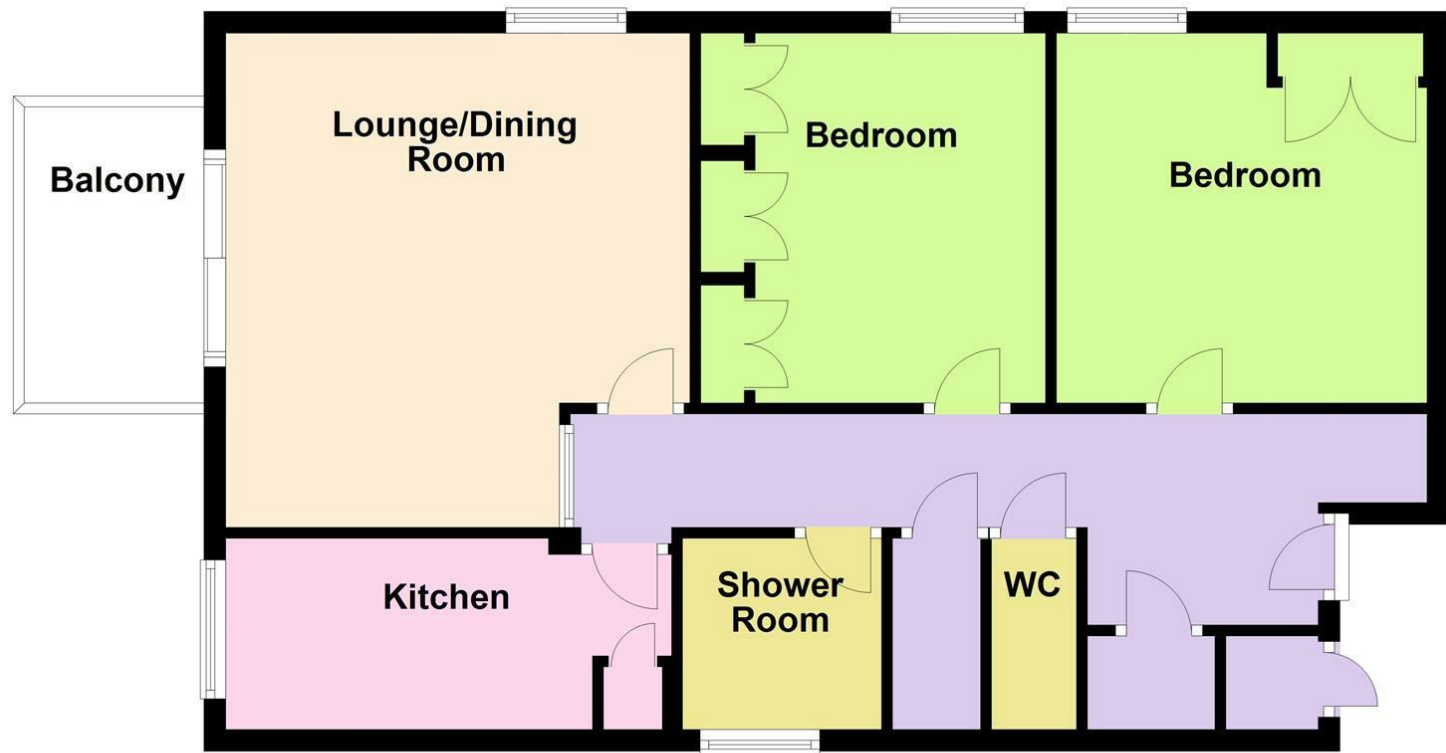


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Floor Plan



Energy Efficiency Rating	
Very energy efficient - lower running costs	CurrentPotential
(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	CurrentPotential
(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.