



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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41 Dorchester Gardens

, Worthing, BN11 5AZ

Guide price £225,000

Leasehold Council Tax Band B



We are delighted to offer this spacious top floor purpose build apartment located within an envious position of West Worthing.

The accommodation comprises entrance hall, dual aspect living room with patio door to west facing balcony, fitted kitchen with a range of base and eye level units, two double bedrooms, bathroom with white suit and separate w/c.

Externally there is private residents parking and a garage in nearby compound.

The property does require modernisation but offers a lot of potential to make this into a fantastic home.

Externally, Dorchester Gardens is set within well maintained communal gardens. The property enjoys an excellent location within easy walking distance of Worthing's mainline railway station, town centre, and the seafront, offering the perfect blend of convenience and coastal lifestyle.

Lease Remaining: 94 Years Remaining  
Service Charge: £2098pa  
Reserve fund £200pa  
Ground Rent: £75pa

### Entrance Hall

### Dual Aspect Living Room With Balcony

17'11 x 12'2 (5.46m x 3.71m)





Fitted Kitchen  
14'1 x 6'11 (4.29m x 2.11m)

Bedroom One  
12'9 x 12'3 (3.89m x 3.73m)

Bedroom  
12'9 x 9'3 (3.89m x 2.82m)

Bathroom

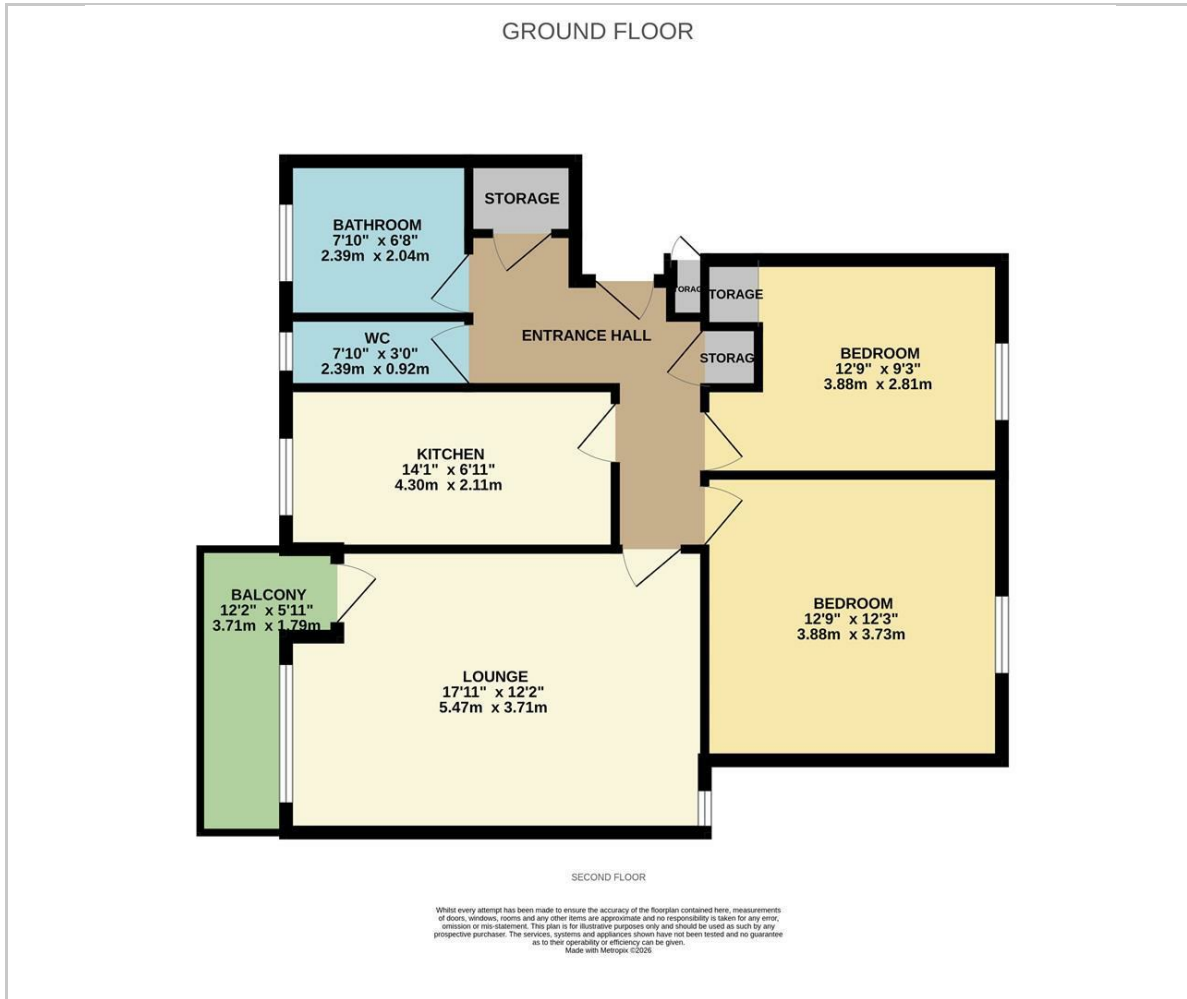
Separate W/C

Storage Cupboard

Garage



## Floor Plan



## Viewing

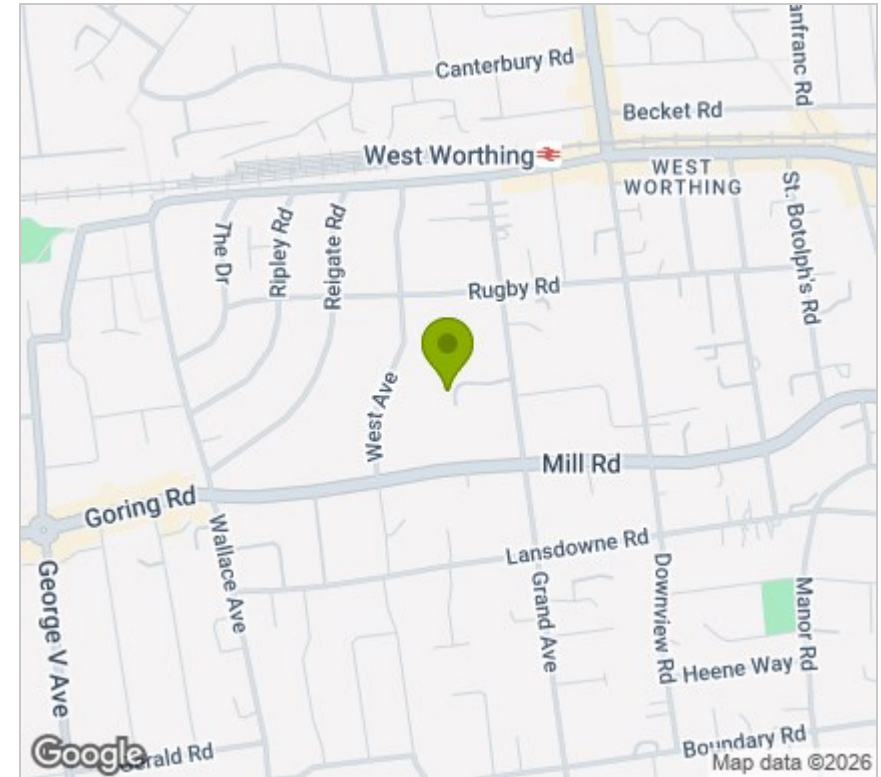
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

