



59 Dorchester Gardens

, Worthing, BN11 5AY

Guide price £230,000

Leasehold Council Tax Band B



An immaculately presented two bedroom first floor apartment, this beautiful home is set within Dorchester Gardens, a highly regarded development located on one of West Worthing's most prestigious roads, Grand Avenue.

Positioned at the quieter northern end of the avenue, the property enjoys an enviable location just a short stroll from Worthing's mainline train station, town centre, and the picturesque seafront, offering a perfect balance of convenience and coastal living.

Upon entering the property, you are welcomed by a well-maintained communal entrance with stairs leading to the first floor. Inside, the apartment offers bright and spacious accommodation, thoughtfully laid out to create a warm and inviting atmosphere. The generous lounge and dining area is a real highlight, featuring a large double-glazed door that opens onto a private balcony. This lovely outdoor space provides a perfect spot for morning coffee, evening drinks, or simply enjoying the tranquil surroundings of the development.

The apartment boasts two well-proportioned bedrooms, both of which are light and comfortable, offering ample space for furnishings and storage. The bathroom has been beautifully refitted to a high standard, showcasing quality fixtures and contemporary finishes, and is complemented by a separate w/c.

The kitchen has been carefully designed to make the most of the space, providing plenty of storage and worktop areas, ideal for day-to-day living & entertaining. Throughout the property, you'll find modern double glazing & gas-fired central heating, ensuring a warm and energy-efficient home throughout the year.

Externally, Dorchester Gardens is surrounded by attractively maintained communal gardens, creating a peaceful setting & enhancing the overall appeal of the property. In addition, the apartment comes with the added benefit of a private garage, providing secure parking or extra storage.

Lease years remaining -134  
Service charge - £2400pa (includes ground rent)

## Stairs to first floor

## Entrance hall

Lounge/diner  
15'1 x 14' (4.60m x 4.27m)

## Balcony





Kitchen  
13'5 x 5'10

Bedroom one  
11'8 x 10'5

Bedroom two  
11'8 x 7'10

Bathroom

W/c

3 x storage cupboards

Garage



## Floor Plan

59 DORCHESTER GARDENS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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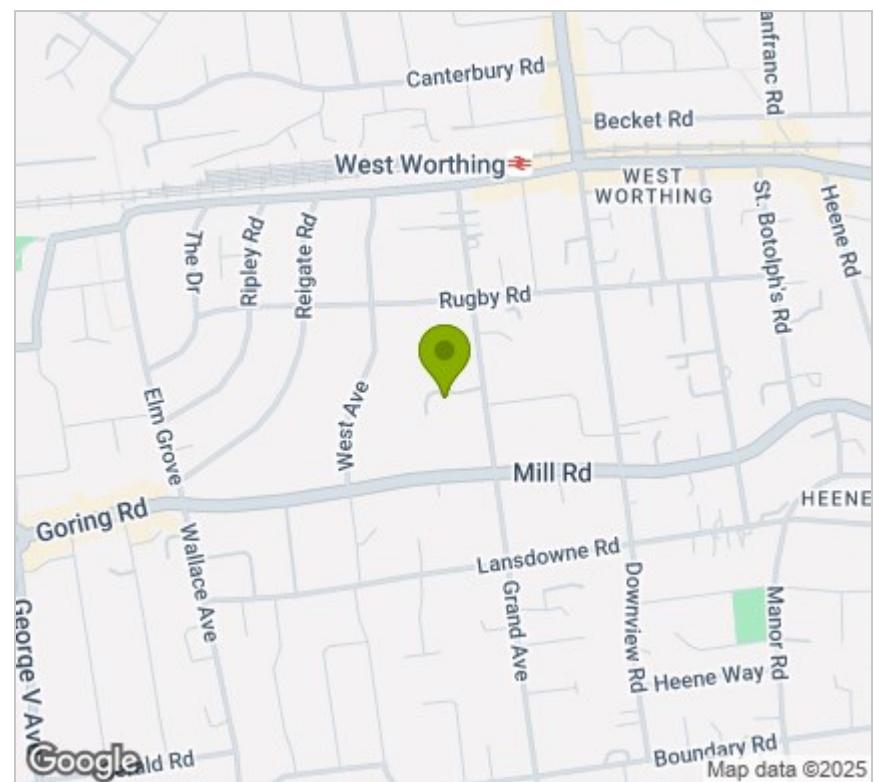
## Viewing

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

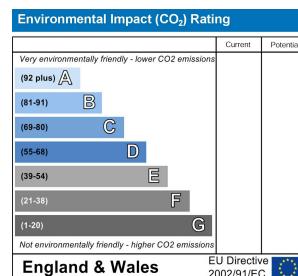
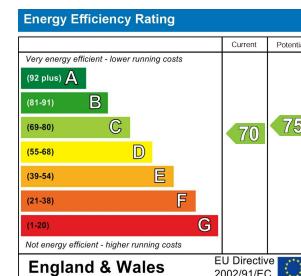
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## Area Map



## Energy Efficiency Graph



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