



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

†: 01903 958770

e: salesenquiries@jamesandjamesea.co.uk

119 | George V Avenue | Worthing | BN11 5SA

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Dolphin Lodge Grand Avenue

, Worthing, BN11 5AL

Guide price £125,000

Leasehold Council Tax Band A



An iconic building situated off the beach in favoured West Worthing.

Number 49 Dolphin Lodge is a fifth floor one bedroom flat in need of modernisation whilst boasting superb sea views.

In brief, the accommodation comprises communal entrance with stairs and passenger lift to fifth floor, entrance hall, lounge, double bedroom, kitchen/breakfast room, family bathroom. Other benefits include night storage heating and secure entry phone system.

Situated at the southern end of Grand Avenue, regular buses serve the area. The nearest mainline railway station is West Worthing which gives great links to most major towns and cities. Worthing town centre, with its more comprehensive range of pedestrianised shopping facilities is approximately one mile distance.

Please call the vendor's sole agents to arrange your private viewing tour.

Lease years remaining - 133  
Service charge - £3320 pa approx

Communal entrance with  
passenger lift

Lounge  
14'8 x 14'2 (4.47m x 4.32m)

Bedroom  
11'10 x 9'4 (3.61m x 2.84m)





Kitchen/breakfast room  
10'3 x 11'9 (3.12m x 3.58m)

Bathroom  
5'3 x 8'2 (1.60m x 2.49m)



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



## Area Map



## Energy Efficiency Graph

