



Flat 3 Dawson Court Victoria Road

, Worthing, BN11 1XL

£1,275 Per month

Council Tax Band B

A newly refurbished GROUND FLOOR TWO BEDROOM FLAT situated with easy reach of both WORTHING MAINLINE STATION and WORTHING TOWN CENTRE. The accommodation comprises; entrance hall, lounge diner, two bedrooms, new kitchen and shower room. Externally the property benefits from a Garage.

Conveniently located for Worthing mainline station and Worthing town centre, offering a comprehensive range of shops, bars and restaurants.

Offered UNFURNISHED and available late August 2026.

ENTRANCE

Communal Entrance Hall

Entrance Hall

Lounge
16'0 x 12'0 (4.88m x 3.66m)

Kitchen
8'0 x 7'10 (2.44m x 2.39m)

Bedroom One
11'3 x 10'8 (3.43m x 3.25m)

Bedroom Two
12'3 x 11'0 (3.73m x 3.35m)

Shower Room

OUTSIDE

Garage





GROUND FLOOR

The ground floor plan features a central Entrance Hall (brown) with a door leading to the front of the property. To the left of the hall is a large Lounge (yellow) with a fireplace on the left wall and a door leading to the back garden. To the right of the hall is Bedroom 2 (yellow). Below the Lounge is Bedroom 1 (yellow). To the right of the Entrance Hall is the Kitchen (yellow) with a sink unit, a window, and a door leading to the back garden. Adjacent to the Kitchen is the Shower Room (blue). There are two Storage areas (grey) located near the Entrance Hall and one near the Kitchen. The plan also shows a Ring Cupboard and a door leading to the back garden from the Entrance Hall.

While 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Please contact our Ferring Lettings Office on 01903 958770
if you wish to arrange a viewing appointment for this property or require further information.

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.

A map of Worthing, UK, showing the location of the Worthing Museum & Gallery. The museum is marked with a purple pin and a museum icon on Richmond Rd. Surrounding streets include Pavilion Rd, Tarring Rd, Clifton Rd, Teville Rd, Newland Rd, Upper High St, North St, Union Pl, Richmond Rd, Wykeham Rd, Chaucer Rd, Gratwicke Rd, Erswell Rd, and Rowlands Rd. Victoria Park is also visible. The Google logo and 'Map data ©2026' are at the bottom.

Energy Efficiency Rating

Rating	Running Costs	Current	Potential
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			

Environmental Impact (CO₂) Rating

Rating	Running Costs	Current	Potential
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			