

LOT  
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39a Dolphin Lodge, Grand Avenue, Worthing, West Sussex BN11 5AL

\*GUIDE PRICE £95,000+



A vacant one bedroom apartment situated in this iconic Grade II listed Art Nouveau building, in proximity of the sea front and promenade.

#### LOCATION

Worthing is a large seaside town in West Sussex situated at the foot of the South Downs and circa 10 miles from Brighton. The town has a vast selection of public parks and gardens offering a variety of sport and recreational facilities, along with a comprehensive range of shops and restaurants.

#### DESCRIPTION

A vacant top floor one bedroom apartment situated in proximity of the seafront and enjoying views over the South Downs and out to sea. Dolphin Lodge has a lift and stairs to all floors, well kept communal gardens and putting green, while nearby there are excellent public transport links including regular bus services and a mainline railway station.

#### ACCOMMODATION

**Top Floor** 39a: Sitting room, kitchen, bathroom, inner hallway, bedroom.

**Outside** Communal gardens and putting green.

#### EPC

Energy Efficiency Rating – E

#### AUCTION VALUER

Wendy Alexander

#### VIEWING

Strictly by appointment only with King & Chasemore 01903 231651. General enquiries Countrywide Property Auctions 01395 275691.

