

7 Dorchester Gardens

, Worthing, BN11 5AY

£1,250 Per month

Council Tax Band B

OPEN HOUSE THURSDAY 4TH SEPTEMBER - By Appointment Only. A well presented **GROUND FLOOR** two bedroom flat in the popular Grand Avenue area of West Worthing, situated just minutes from West Worthing train station.

The accommodation comprises entrance hall, kitchen, lounge/diner, two double bedrooms and a bathroom.

Externally the property benefits from a patio area/gf balcony, garage and a parking space.

Unfurnished the property is available early October 2025.

Communal Entrance Hall

Entrance Hall

Lounge/Diner

17'4 x 11'5 (5.28m x 3.48m)

Small Patio Area

Kitchen

13'6 x 6'5 (4.11m x 1.96m)

Bedroom One

17'4 x 17'5 (5.28m x 5.31m)

Bedroom Two

9'5 x 8'8 (2.87m x 2.64m)

Bathroom

Garage

Agent Note





GROUND FLOOR

PATIO

KITCHEN

BATHROOM

LOUNGE/DINER

CUPBOARD

ENTRANCE HALL

UPBOARD

UPBOARD

BEDROOM 1

BEDROOM 2

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.
Made with Metagres 12/02/22

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 the West Worthing area. A green pin is placed at the intersection of Rugby Rd and Mill Rd. Other streets shown include Tarring Rd, St. Botolph's Rd, Heene Way, Boundary Rd, Downview Rd, Lansdowne Rd, Grand Ave, West Ave, Reigate Rd, Ripley Rd, The Dr, Elm Grove, Wallace Ave, and A259. The map is labeled 'WEST WORTHING' and 'HEENE'. The Google logo is in the bottom left corner, and 'Map data ©2025' is in the bottom right corner.

Energy Efficiency Rating		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			
		75	
		45	

Environmental Impact (CO ₂) Rating		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			

England & Wales		EU Directive 2002/91/EC	

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