





# 8 Dorchester Gardens, Worthing - BN11 5AY

## Offers over £200,000 Leasehold

A bright two bedroom ground floor flat in a leafy setting, with a spacious lounge/diner, separate kitchen and garage in a nearby compound. Offered with no onward chain.

MATTHEW ANTHONY

*Incorporating* ***Stafford Johnson***





Set within a leafy setting at Dorchester Gardens, this two bedroom ground floor flat pairs bright, well-proportioned rooms with a calming neutral finish. Offered for sale with no onward chain and a garage in a nearby compound, it provides a welcoming home with plenty of freedom to add your own personal touches.

Inside, white walls and soft grey carpets create a cohesive feel, while a central hallway connects the accommodation and provides useful built-in storage. The lounge/dining room is a particularly inviting space, with a broad window drawing in natural light and framing an outlook towards the surrounding greenery. There is room to bring together comfortable seating and a dining table, creating somewhere equally suited to quiet evenings and catching up with friends over dinner.

The separate kitchen combines white cabinetry with dark worktops and grey tiled splashbacks for a smart, understated finish. An integrated oven and gas hob sit alongside a good run of preparation space, while a window above the sink brings natural light into this practical room.

The main bedroom offers a restful retreat, with space for a double bed and accompanying furniture. Across the hallway, the second bedroom includes built-in storage and offers flexibility for visiting guests, a study or a combination of the two.

A bathroom with a white suite, shower over the bath and heated towel rail is complemented by a separate WC, a useful arrangement for everyday living.

Outside, lawns and established trees give the building an attractive green backdrop, while the garage in a nearby compound adds a valuable practical benefit.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Lease Expiry: 2120

Ground Rent: £75.00 per year

Service Charge: £1,049.00 per year

Flood risk:

Surface water: very low

Rivers and the sea: very low



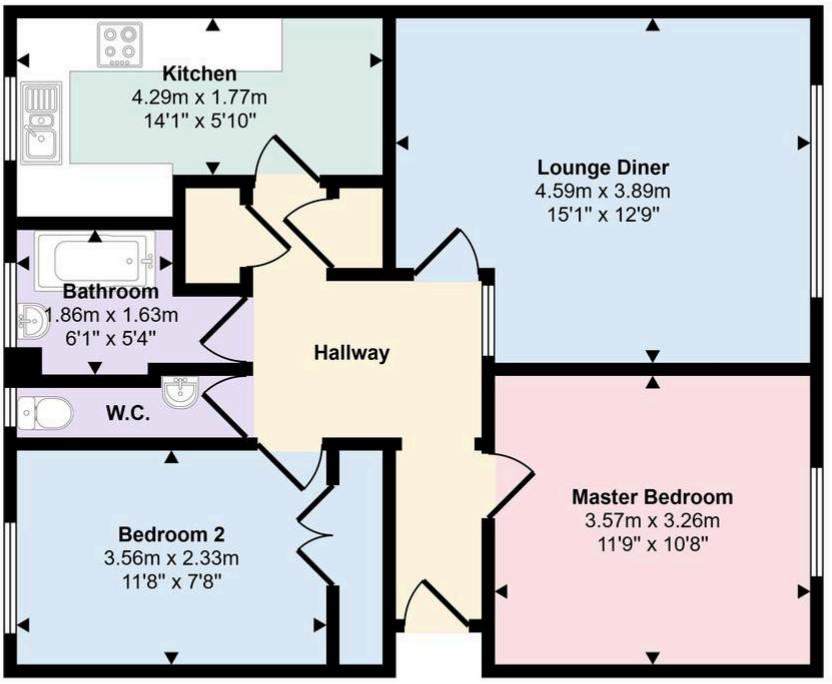








Approx Gross Internal Area
65 sq m / 699 sq ft




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.


# Matthew Anthony incorporating Stafford Johnson

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Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.