



171 George V Avenue | West Worthing | West Sussex | BN11 5RZ

Guide Price **£500,000**





We are delighted to be able to offer for sale this well presented end of terrace property located on the desirable George V Avenue. The property has three bedrooms, two reception rooms, refitted kitchen, refitted shower room and separate WC. The property also has the benefit of a west facing rear garden and the potential for off road parking. (STPC)



Key features:

- End Of Terrace House
- Three Bedrooms
- Two Reception Rooms
- Refitted Kitchen
- Refitted Shower Room
- Separate WC
- Gas Fired Central Heating Installed 2020 & New Double Glazed Windows
- West Facing Rear Garden
- Potential For Off Road Parking (STPC)
- Close to Local Shopping Facilities

 3 Bedrooms

 1 Bathroom

 2 Living Rooms

INTERNAL Front door leading into the porch with an additional door leading into the entrance hall. The entrance hall has doors to all rooms on the ground floor and access to a storage cupboard; the lounge is located at the front of the house with a feature fireplace and a bay window. The dining room has the benefit of double doors leading out onto the rear west facing garden. The refitted kitchen has a range of modern wall and base units with a worktop over with an inset sink drainer and four ring electric hob. The kitchen also benefits from a built in oven, there is space and plumbing for a washing machine, dishwasher and further space for a fridge freezer, there is also a door leading out to the rear garden. On the first floor there are three bedrooms with the primary bedroom measuring 13'3ft x 11'7ft. The refitted shower room comprises of a walk in shower with glass screen, WC and wash hand basin with storage below. There is also the benefit of a separate WC.

EXTERNAL Beautifully presented west facing rear garden which can be accessed from both the dining room and kitchen onto a paved patio offering a lovely seating area. The remainder of the garden is primarily laid to lawn with shrub and flowerbed borders with pathways leading to a further paved seating area and timber shed at the rear of the garden. To the front of the property is a wall enclosed front garden which offers the option of off-road parking (STPC). External power points can be found in the front and rear garden.

SITUATED In the popular residential area of West Worthing, the house is located 350 yards from West Worthing High Street where you will find a great range of shops and amenities including coffee shops, bakeries, banks and pharmacies. If you should wish to travel further afield then local bus routes are located on the George V Avenue and Goring Road. The property is well situated for a range of local schools and falls within the catchment for the desirable Elm Grove Primary School and a range of secondary schools. Your nearest train station is West Worthing located approximately 0.6 miles and Worthing seafront is located at the bottom of George V Avenue less than 1 mile away. Worthing town centre is located approximately 1.8 mile from the property and has a wide range of pubs, restaurants, shops, local theatres and cinema.

ENTRANCE HALL

LOUNGE 13' 10" into bay x 11' 7" (4.22m x 3.53m)

DINING ROOM 13' 3" x 11' 7" (4.04m x 3.53m)

KITCHEN 9' 6" x 14' 7" (2.9m x 4.44m)

FIRST FLOOR LANDING

BEDROOM ONE 13' 3" x 11' 7" (4.04m x 3.53m)

BEDROOM TWO 10' 4" x 12' 3" (3.15m x 3.73m)

BEDROOM THREE 6' 11" x 8' 11" (2.11m x 2.72m)

SHOWER ROOM

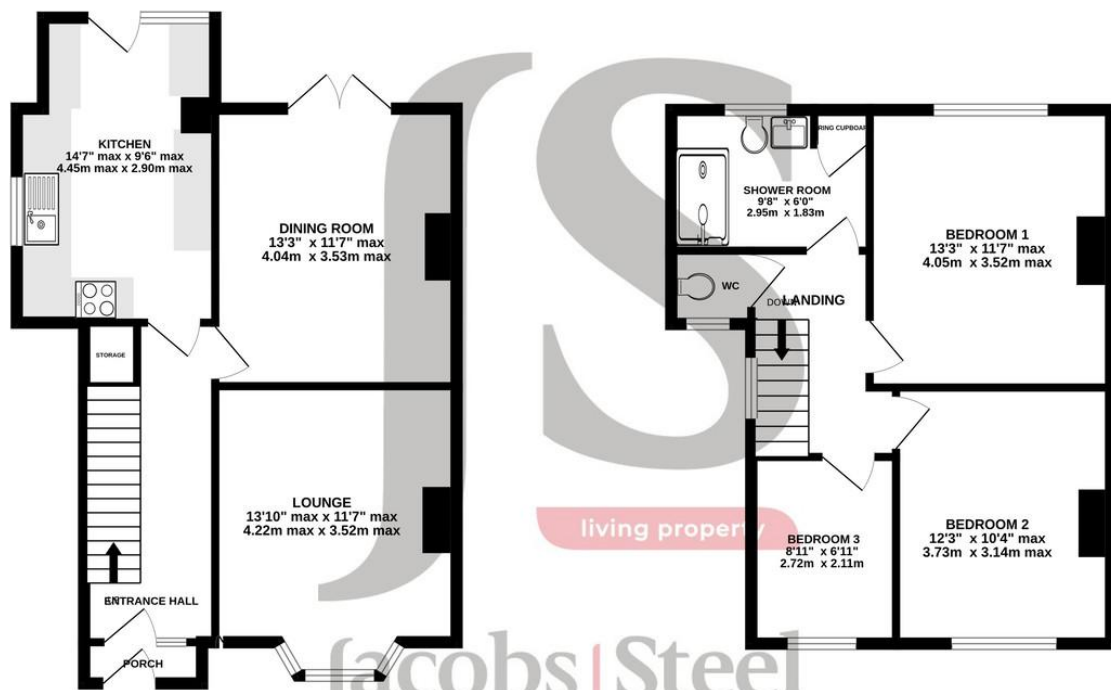
SEPARATE WC

COUNCIL TAX BAND D



GROUND FLOOR

1ST FLOOR



Whilst 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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Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Property Details:

Floor Area: 1,055 sq ft (98 sq m) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band D

