



George V Avenue, Worthing, BN11 5SE

Offers Over £700,000





We're pleased to present this charming detached home on George V Avenue. Offering four bedrooms, two reception rooms, a kitchen/breakfast room, sunroom, ground-floor study, utility room, WC, and family bathroom. The property also features a garage, off-road parking, and a west-facing rear garden.





## Key Features

- Detached House
- Four Bedrooms
- Two Reception Rooms
- Kitchen/ Breakfast Room & Utility Room
- Ground Floor Study & Sun Room
- Ground Floor WC
- Family Bathroom
- West Facing Rear Garden
- Off Road Parking & Garage



**4 Bedrooms**



**1 Bathroom**



**3 Reception Rooms**

### INTERNAL

An original oak door welcomes you into the entrance porch, leading through a double-glazed door to the inviting entrance hall. The hall provides access to the ground-floor rooms, including handy understairs storage and a WC. The property boasts two versatile reception rooms, which can either be kept separate or opened up via double doors for a more open-plan feel. The kitchen/breakfast room is well-equipped with wall and base units, a built-in double oven, electric hob, space for a dishwasher and tumble dryer, and an integrated under-counter fridge and freezer. It also features a sink with drainer and ample space for a table and chairs. Double doors open into the sunroom, which offers lovely views of the west-facing rear garden, while a door leads to the utility room, providing space and plumbing for a washing machine and additional fridge/freezer.

Spanning the back of the property, the sunroom offers an ideal spot to relax and enjoy the garden, with easy access to a ground-floor study. Upstairs, there are four generously sized bedrooms. The family bathroom is equipped with a four-piece suite, including a bath, walk-in shower cubicle, wash hand basin and WC.

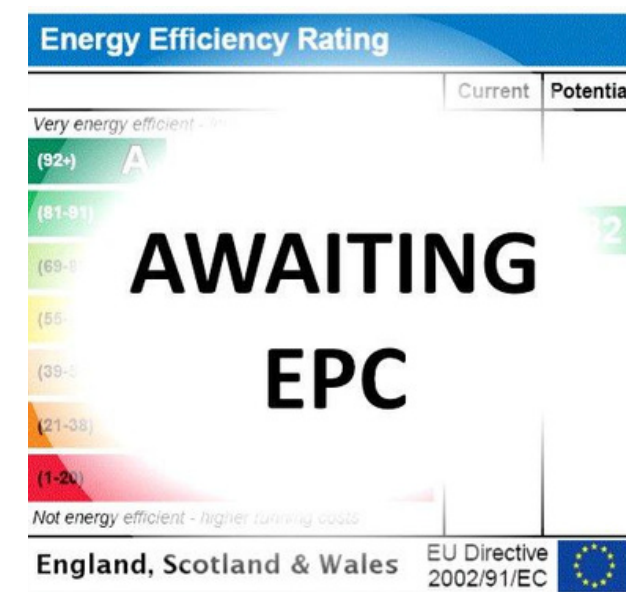
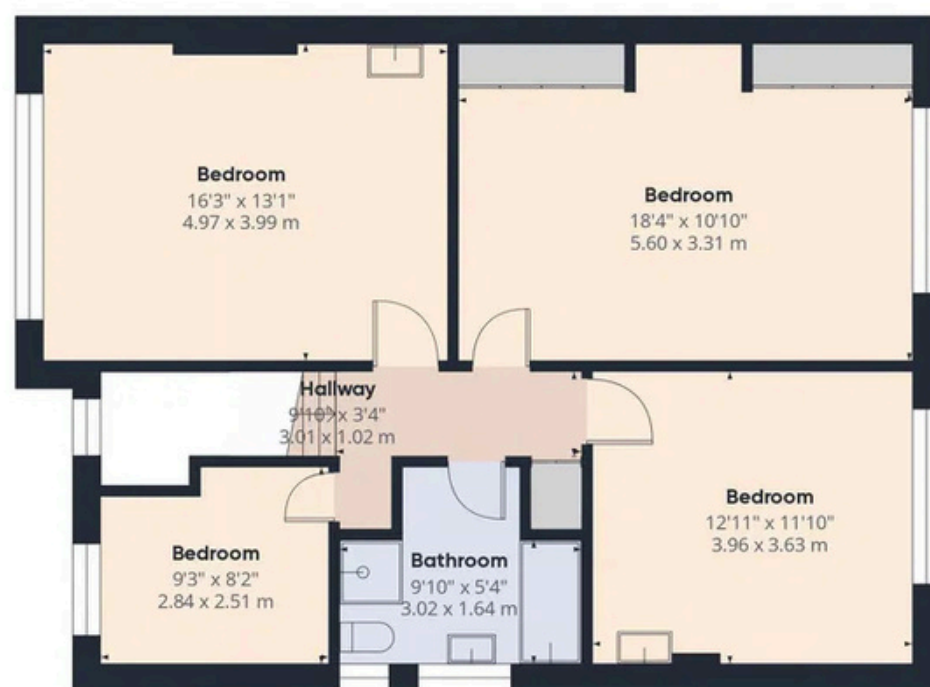
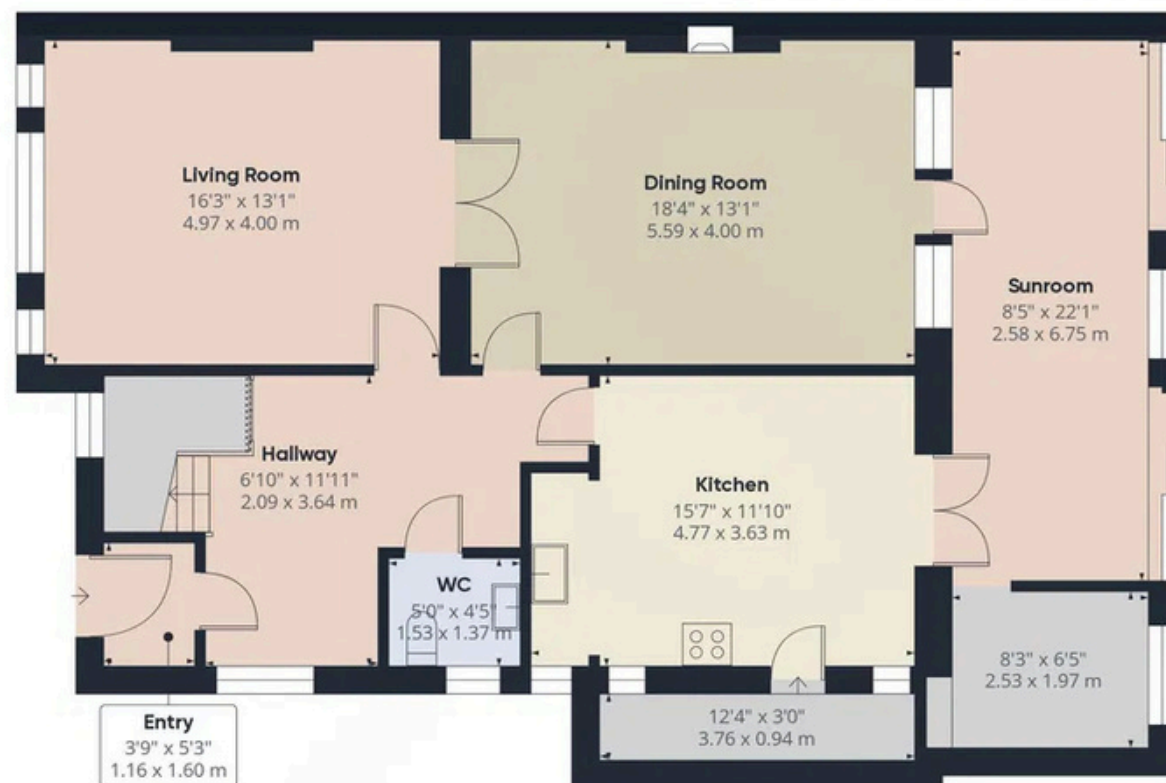
### EXTERNAL

This property boasts a private, south-facing garden, accessible through a timber gate. The garden is beautifully laid with paving and bordered by laurel hedging, ensuring both privacy and tranquility. It offers ample space for decorative pots, plants, and a comfortable seating area, perfect for relaxing or outdoor dining.



To book a viewing contact us on: 01903 506080 | [westworth@jacobs-steel.co.uk](mailto:westworth@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)





## Property Details:

Floor area (as quoted by EPC: tbc SQM)

Tenure: Freehold

Council tax band: F

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.