



George V Avenue, Worthing, BN11 5RJ
Asking Price Of £625,000



We are delighted to present this fantastic opportunity to acquire a spacious semi-detached home in the sought-after residential area of West Worthing. The property offers four bedrooms, two reception rooms, kitchen, walk in larder, ground floor cloakroom and family bathroom. The property offers off road parking and a good size rear garden. The property is situated just a short walk away from West Worthing Seafront & Goring Road Shopping Facilities.



Key Features

- Semi Detached House
- Four Bedrooms
- Two Reception Rooms
- Ground Floor Cloakroom
- Sun Room
- Kitchen & Walk in Larder
- Re-Fitted Shower Room & Seperate WC
- Off Road Parking
- Garage
- Close To West Worthing Seafront



4 Bedrooms



1 Bathrooms



2 Reception Room

INTERNAL

Upon entering the property, a front door opens into the entrance porch, which in turn leads into a welcoming hallway providing access to all ground floor rooms, including a conveniently located cloakroom. At the front of the property is the first reception room, featuring a charming west-facing bay window that fills the space with natural light. To the rear is the main lounge, complete with an elegant fireplace surround and a door opening into the sun room. The sun room offers pleasant views and direct access to the rear garden, making it an ideal space for relaxation. Door leading to the kitchen via a corridor offering original features of built-in storage and shelving, which then connects to the fitted kitchen. The kitchen is well-equipped with a range of wall and base units, a Rangemaster oven, a sink with drainer, and space for appliances including a washing machine and undercounter fridge—these may be included if desired. Additional features include a generously sized walk in larder and a door to the side from the kitchen providing external access. Upstairs, the first floor accommodates four well-proportioned bedrooms. The front-facing bedroom boasts a bay window and wash hand basin with storage underneath. The second bedroom, located at the rear, offers ample built-in wardrobes, drawers, and a fitted wash hand basin. Bedrooms three and four also benefit from built-in wardrobes one of which offering a wash hand basin, while an additional front-facing room provides an ideal space for a study or home office. The shower room includes a walk-in shower with a glass screen and handrails, fully tiled walls, a wash hand basin, and access to the airing cupboard. A separate WC is located adjacent to the shower room for added convenience.

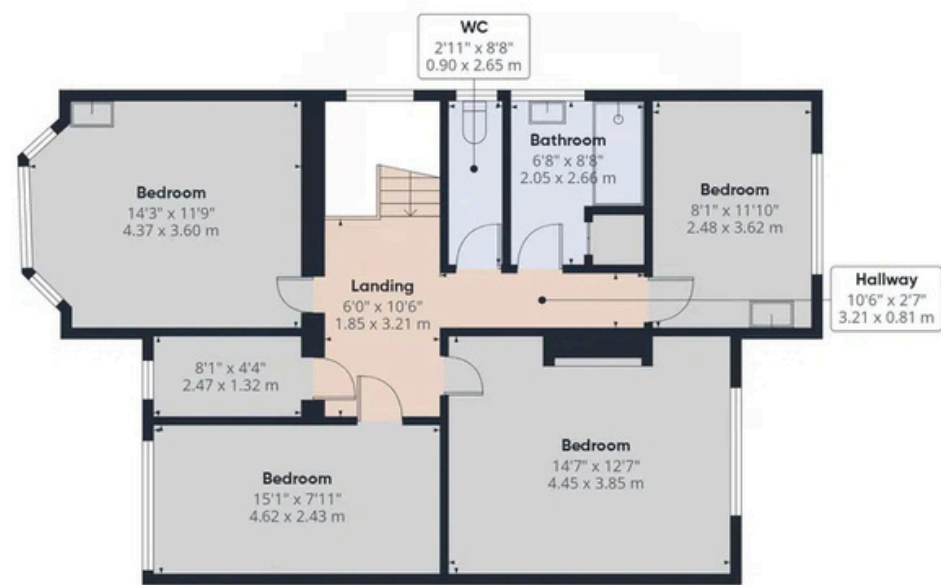
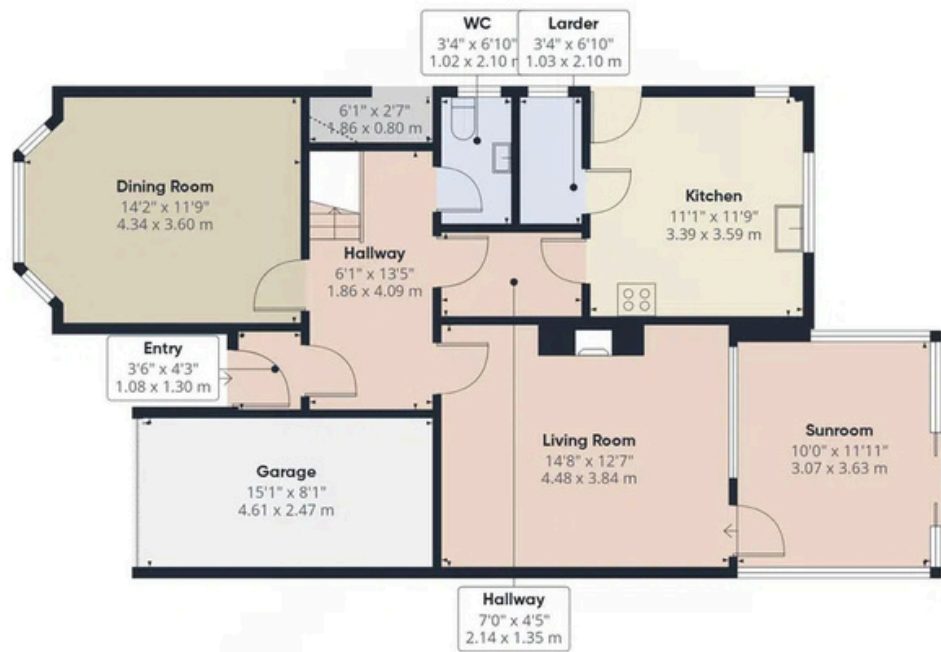
EXTERNAL

To the front, the property benefits from ample off-road parking in front of the garage. The garage benefits from an up and over door. The property offers a timber side gate providing convenient access and access to a convenient storage cupboard. The rear garden is mainly laid to lawn, featuring a pathway that leads to a charming rear section. Here, you'll find a greenhouse, a practical storage shed, a patio area ideal for outdoor dining or relaxation, and well-established shrubs and flowerbeds that add colour and character to the space.

Situated just off Worthing seafront on George V Avenue, this property enjoys a prime location with easy access to local amenities. The vibrant Goring Road shopping area is approximately 0.5 miles away, offering a variety of shops, cafés, and services, while Worthing Town Centre just 1.3 miles away, provides an array of restaurants, theatres, cinemas, and retail options. For commuters, West Worthing train station is conveniently located around 1 mile from the property, ensuring excellent transport links to surrounding areas.



To book a viewing contact us on: 01903 506080 | westworthing@jacobs-steel.co.uk | jacobs-steel.co.uk



Approximate total area^m
 1699 ft²
 157.5 m²

Reduced headroom
 2 ft²
 0.2 m²

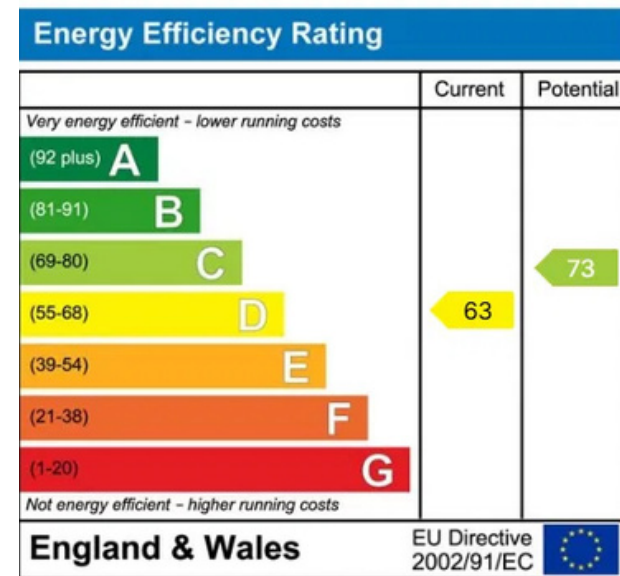
(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: tbc sqm)

Tenure: Freehold

Council tax band: E

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.