



George V Avenue, Worthing, BN11 5RQ

Asking Price Of £850,000





We are delighted to present this charming 1930s double-fronted detached home, ideally located just a few yards from the West Worthing seafront. This spacious and well-appointed property offers five bedrooms, two reception rooms, a fitted kitchen, two bathrooms and a ground floor cloakroom. Externally, the home benefits from off-road parking, a garage, and a private rear garden. A rare opportunity to acquire a characterful coastal residence in a highly sought-after location.





## Key Features

- Double Fronted Detached House
- 1930's House With Original Features
- Five Bedrooms
- Two Reception Rooms
- Two Bathrooms & GF Cloakroom
- Fitted Kitchen
- Off Road Parking & Garage
- Rear Garden
- Few Yards From West Worthing Seafront
- Bus Stops Nearby



**5 Bedrooms**



**2 Bathrooms**



**2 Reception Rooms**

### INTERNAL

A charming property boasting original features throughout, offering spacious and versatile accommodation across two floors. The original front door opens into an entrance porch, which leads to the main hallway via a secondary glazed door. The entrance hall is bright and welcoming, benefiting from natural light through the side windows. From here, there is access to a ground floor cloakroom, understairs storage cupboard and all principal rooms on the ground floor. There are two generously sized reception rooms. The front reception room features a large bay window, an original fireplace with surround and a fully functioning open fire. The second reception room, located at the rear of the property, enjoys views of the garden and offers direct access via a door and windows. The fitted kitchen is well equipped with a range of wall and base units, integrated appliances including a washing machine, dishwasher, double oven and gas hob. Additional features include a stainless steel sink and drainer, spacious walk-in pantry, built in larder cupboards, ample space for a dining table and chairs and a stable door opening out to the side of the property. Upstairs, the property offers five bedrooms, four are well-proportioned doubles, while the fifth is a generous single. Sea views can be found from two of the bedrooms. There are two family bathrooms, each with a bath and overhead shower, along with a wash hand basin. A separate WC is conveniently located adjacent to one of the bathrooms. This delightful home retains a wealth of original features, making it a rare and characterful find.

### EXTERNAL

Externally, the property enjoys well-maintained gardens and practical outdoor features. To the front, a driveway provides off-road parking and leads to a garage, which is fitted with an up-and-over door and benefits from power. A neatly kept lawn area sits alongside the driveway, bordered by established hedges that offer a sense of privacy. A paved pathway leads to the front door and continues along the side of the property, providing convenient side access to the rear garden. The rear garden is a peaceful and private retreat, featuring a generous patio area ideal for outdoor dining or entertaining. The garden is mainly laid to lawn and surrounded by a variety of mature shrubs and trees, creating a secluded and tranquil setting. A secondary patio positioned in the rear corner offers an additional spot for outdoor furniture. There is also access to the garage via a personal door from the rear garden.

### LOCATION

Ideally positioned at the southern end of George V Avenue, this home is just moments from the scenic seafront. West Worthing's High Street is conveniently located approximately 0.4 miles away at the top of the road, offering a variety of local amenities. Excellent transport links are available via regular bus services running along both George V Avenue and nearby Goring Road. Worthing town centre lies just 1 mile away, providing easy access to a wider range of shops, cafes, and leisure facilities.



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





**Approximate total area<sup>(1)</sup>**

2078 ft<sup>2</sup>  
193.1 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

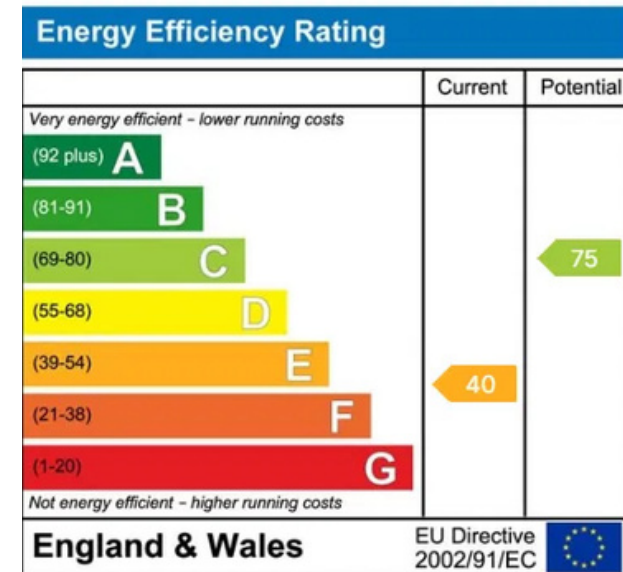
(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Property Details:

Floor area (as quoted by EPC: 193 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.