



George V Avenue, Worthing, BN11 5RN

Offers Over £650,000



We are pleased to present to the market this attractive semi detached house, ideally positioned in a highly sought after location. The property offers four well proportioned bedrooms, two spacious reception rooms, modern fitted kitchen, ground floor cloakroom, family bathroom and an en-suite shower room. Outside, the home boasts a beautifully landscaped rear garden with a variety of seating areas, perfect for relaxing or entertaining. Further benefits include off-road parking, garage room/ storage and a prime position just a short stroll from Goring Road shops and West Worthing seafront.



Key Features

- Well Presented Semi Detached House
- Four Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Ground Floor Cloakroom
- Family Bathroom & En Suite Shower Room
- Landscaped Rear Garden
- Off Road Parking & Garage Store with Hobby Room
- Short Walk From Goring Road Shops & West Worthing Seafront
- Solar Panels & Battery



4 Bedrooms



2 Bathrooms



2 Reception Rooms

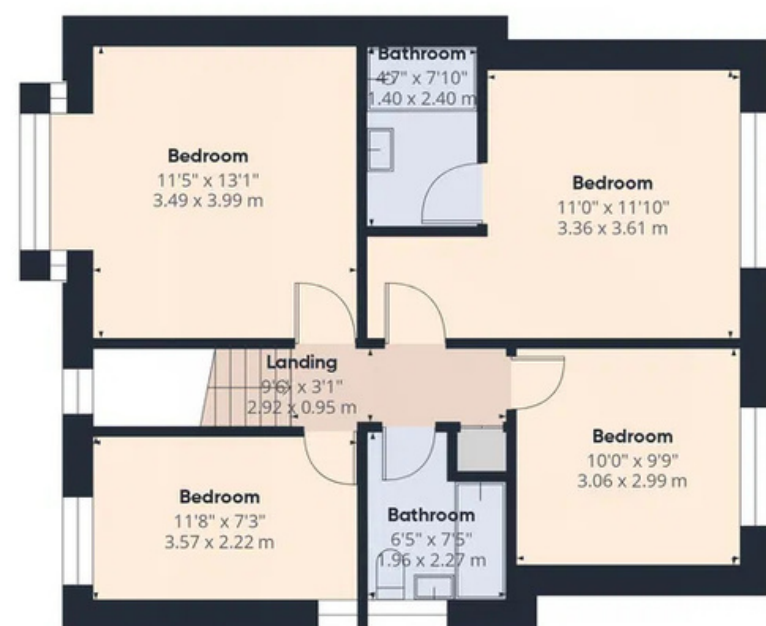
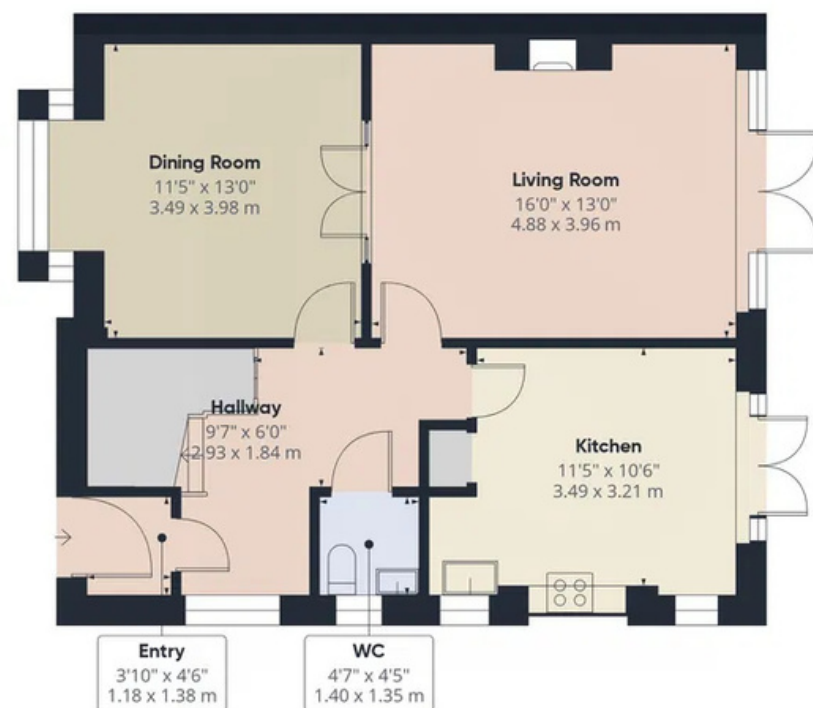
INTERNAL

A fitted front door opens into the entrance porch, providing space for coats and shoes, with a glass door leading through to the entrance hall. The hall offers access to all ground floor rooms, under stairs storage and benefits from dual aspect windows to the side, as well as an original stained glass window on the staircase. There are two reception rooms: the lounge is positioned to the rear, featuring a log burner with a timber beam shelf above, double doors opening onto the rear garden with pleasant views and double doors connecting to the second reception room. The second reception room is located at the front of the property, enjoying a bay window fitted with plantation shutters. The modern fitted kitchen comprises white wall and base units, with space for a cooker and fridge/freezer, integrated dishwasher, integrated washing machine, sink and drainer. Double doors open to the rear garden, and there is space for a dining table and chairs, with the option for the current freestanding breakfast table to remain if desired. A useful cloakroom is also located on the ground floor. Upstairs, the landing provides access to the airing cupboard and four well-proportioned bedrooms. The primary bedroom benefits from a built-in wardrobe and an en-suite shower room, featuring a walk-in shower and wash hand basin. The family bathroom includes a bath with shower over, wash hand basin and WC.

EXTERNAL

To the front, the property offers ample off road parking, complemented by established shrubs and a mature tree. A driveway leads to double timber gates, providing access to the front section of the garage, currently used for storage. There is also a side timber gate giving access to the rear garden. The rear garden has been beautifully landscaped and offers a variety of seating areas, including a raised patio and a pathway leading through the garden. At the back of the garage is a versatile hobby room, fully insulated and fitted with power. Additional features include a timber shed, timber summer house positioned towards the rear and a dedicated vegetable and fruit growing area bordered by timber sleepers. Well established plants and greenery throughout the garden create a peaceful and secluded outdoor space.



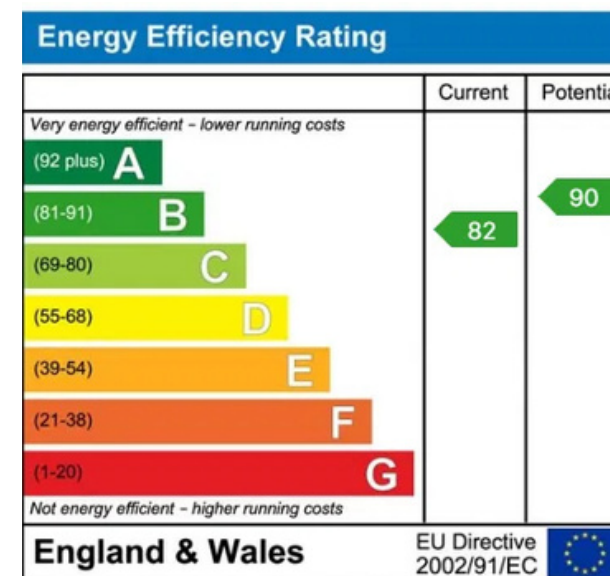


Approximate total area⁽¹⁾
1297 ft²
120.5 m²

(1) Excluding balconies and terraces

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: 138 sqm)

Tenure: Leasehold

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.