



- **FOUR BEDROOM FAMILY HOME**
- **18 FT SITTING ROOM, 17 FT LOUNGE,**
- **DOWNSTAIRS CLOAKROOM**
- **WEST FACING REAR GARDEN**
- **GARAGE & OFF ROAD PARKING**
- **NO ONGOING CHAIN**



George V Avenue
Worthing BN11 5SE

Guide Price £600,000
to £625,000

NO CHAIN* *CLOSE TO THE SEA This impressive family home is just a short walk from the seafront and local amenities. Accommodation comprises of a porch, large entrance hall, 18ft sitting room, 17ft lounge, kitchen, 4 bedrooms, a bathroom and 2 separate cloakrooms. Outside the rear garden is of a Westerly aspect. The front garden is part block paved, providing off road parking and leads to the garage. Viewings are strongly advised to fully appreciate this property.

Entrance Porch 9' 5" x 3' 4" (2.87m x 1.02m)

Brick base with double opening double glazed doors to the front. Additional double glazed windows to the front and side.

Entrance Hall 11' 1" x 10' 0" (3.38m x 3.05m)

Two leaded light windows to the front. Two double glazed windows to the side. Under stairs storage cupboard. Double panel radiator. Picture rail.

Sitting Room 18' 4" x 12' 0" (5.58m x 3.65m)

Extended room with double glazed window to the rear. Gas, coal effect fireplace with ornamental hearth and surround. Double panel radiator.

Lounge 17' 2" x 12' 0" (5.23m x 3.65m)

Double glazed bay window to the front. Double panel radiator. Picture rail.

Kitchen 14' 9" x 10' 0" (4.49m x 3.05m)

Double glazed windows to the side and rear. Glazed door giving side access. Roll edge worktops with inset single bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards. Double oven. Four ring hob with extractor unit over. Space and plumbing for a washing machine and a dishwasher. Integrated fridge freezer. Double panel radiator.

Cloakroom

Double glazed window to the side. Low level WC. Wash hand basin.

Stairs To First Floor Landing

Loft access via a pull down ladder, mostly boarded with power and light.

Bedroom 1 17' 3" x 11' 10" (5.25m x 3.60m)

Double glazed bay window to the front. Wash hand basin with vanity cupboard below. Single panel radiator. Picture rail.

Bedroom 2 13' 0" x 12' 0" (3.96m x 3.65m)

Double glazed window to the rear. Wash hand basin with vanity cupboard below. Single panel radiator. Picture rail.

Bedroom 3 11' 2" max x 10' 0" (3.40m x 3.05m)

Double glazed window to the front. Storage cupboard. Single panel radiator. Picture rail.

Bedroom 4 10' 0" x 8' 0" (3.05m x 2.44m)

Double glazed window to the rear. Single panel radiator. Picture rail.

Family Bathroom

Tiled room with a double glazed window to the side. Corner bath. Corner shower cubicle with wall mounted controls. Wash hand basin with vanity cupboard below. Single panel radiator.

Cloakroom

Double glazed window to the side. Low level WC.

Garage 17' 4" x 8' 3" (5.28m x 2.51m)

Up and over door, power and light.

Rear Garden

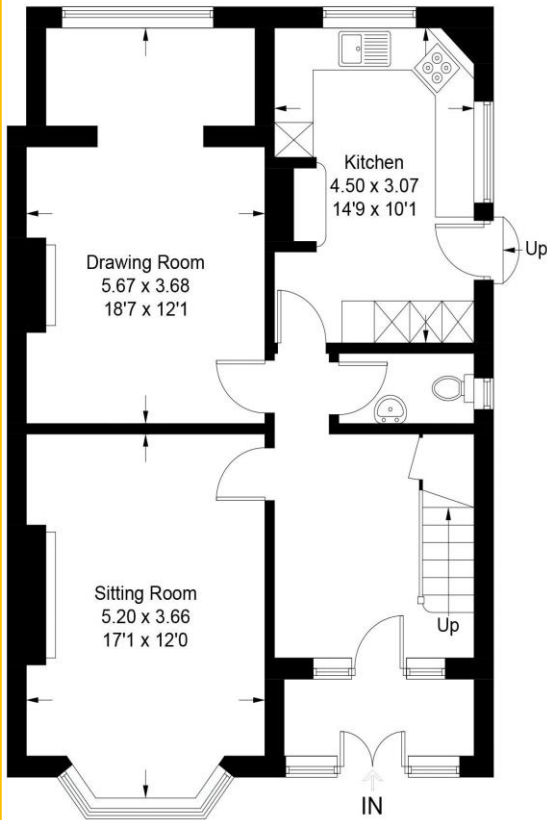
Being of a Westerly aspect with an area of lawn and paved patio.

Front garden

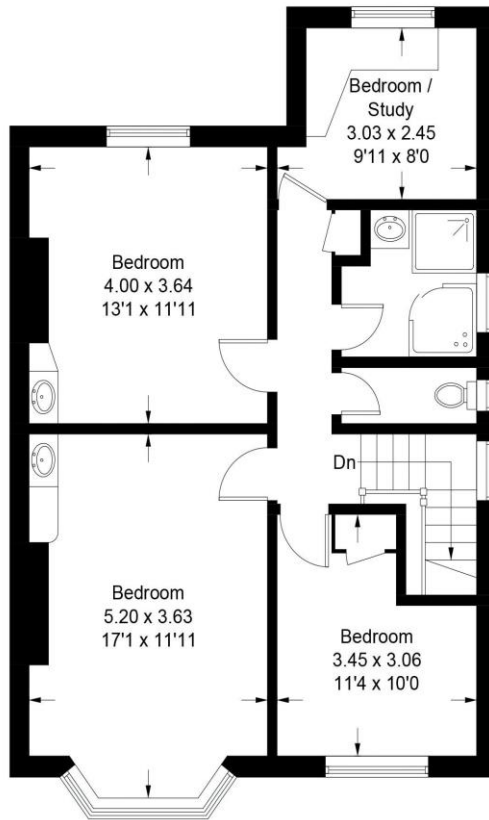
Mainly block paved providing off road parking.

59 George V Avenue, Worthing, BN11 5SE

Approximate Gross Internal Area = 139.4 sq m / 1500 sq ft
 Garage = 13.5 sq m / 145 sq ft
 Total = 152.9 sq m / 1645 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

traditional values modern thinking