



George V Avenue | West Worthing | West Sussex | BN11 5RJ  
Offers Over £650,000



We are pleased to be able to offer a semi detached house to the market. The property offers four/ five bedrooms, two bathrooms, three reception rooms, off road parking and private rear garden. The property is also situated within close proximity to Worthing Seafront and Goring Road Shopping Facilities.



## Key Features

- Semi Detached House
- Four/ Five Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Ground Floor WC
- Kitchen/ Breakfast Room
- Rear Garden & Garage in Rear Garden
- Off Road Parking
- Close to Local Shopping Facilities
- Close To Worthing Seafront



**4/5 Bedrooms**



**2 Bathrooms**



**2 Reception Room**

### INTERNAL

Front door leading into the entrance porch with door leading into the entrance hall with access to ground floor WC. Opening into the living area and dining area. There is a separate lounge to the front of the property with a bay fronted window. The kitchen/ breakfast room offers wall and base units with built in dishwasher, eye level oven, sink and drainer, gas hob, door leading into the utility room with space and plumbing for a washing machine. On the first floor there are four bedrooms with bedroom one benefitting from a bay fronted window and en suite. The family bathroom offers a walk in shower, wash hand basin and WC.

### EXTERNAL

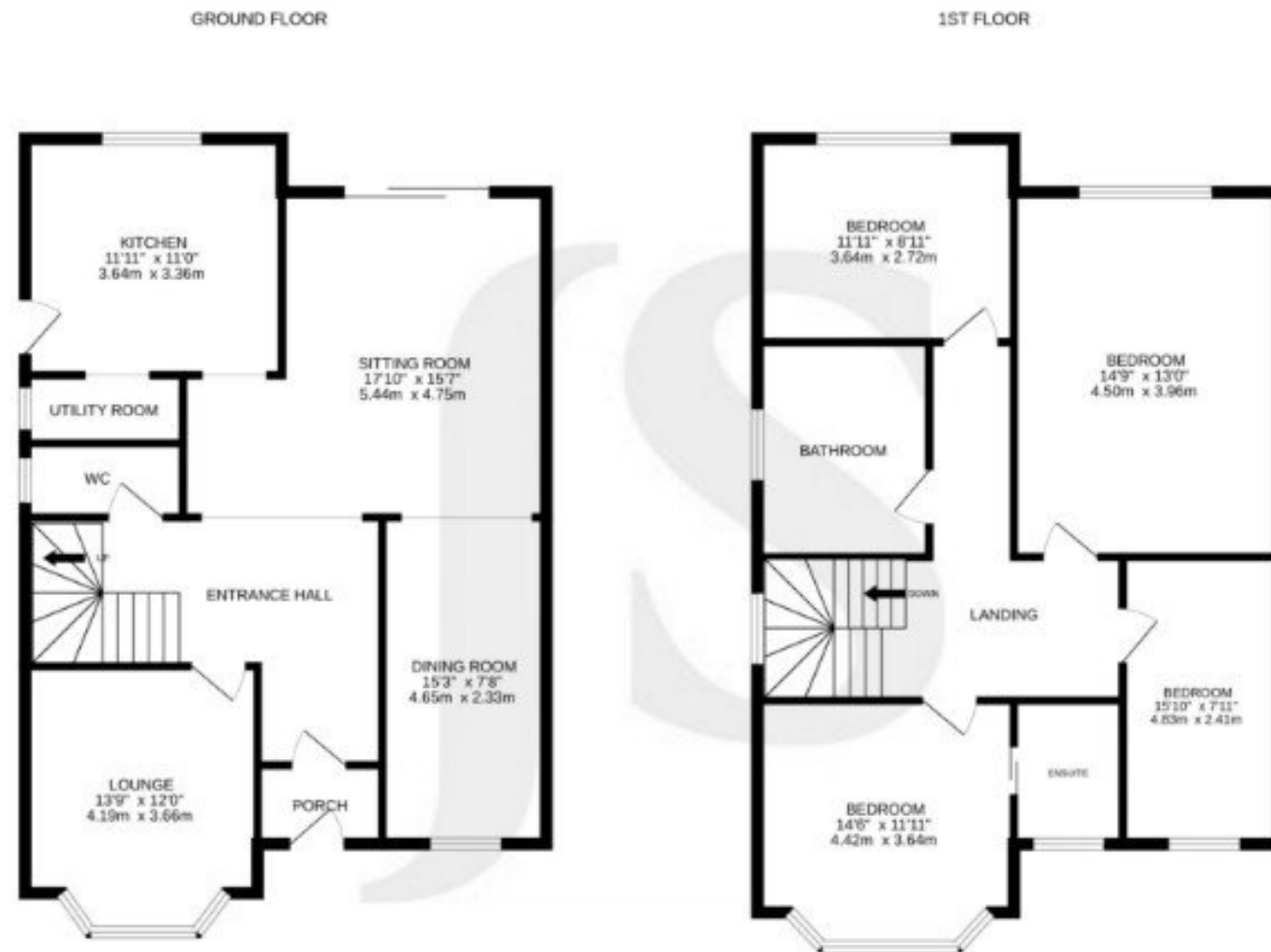
To the front of the property there is off road parking and lawned section. The rear garden has been laid to lawn, large patio area, shingle and access to the detached garage.

### LOCATION

Located just off Worthing seafront in George V Avenue, with local amenities found on Goring Road approximately 0.6 miles away and Worthing Town Centre approximately 1.3 miles away. The closest train station is West Worthing which is approximately 1 mile away.

COUNCIL TAX BAND E





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Neatplan ©2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area (as quoted by EPC): 163 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.