



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



62 George V Avenue

, West Worthing, BN11 5RL

Guide price £675,000

Freehold Council Tax Band E



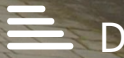
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James & James Estate Agents are delighted to bring to the market this substantial period semi-detached family home situated in one of Worthing's premier roads.

The accommodation in brief comprises composite front door to entrance porch, into spacious entrance hall with utility room incorporating a W.C, a pleasing lounge/diner with lovely outlook over the rear garden, additional reception/sitting room, a spacious kitchen/breakfast room with doors onto the UPVC double glazed conservatory.

To the first floor there are four good sized bedrooms, a family bathroom with power shower, and separate W.C. In addition there is large boarded loft space.

Externally the front of the property is brick block paved providing ample off road parking which in turn leads to a garage, and the rear garden is a particular feature of the property being laid predominately to lawn with a profusion of tree and shrub lined borders and Indian sandstone patio.

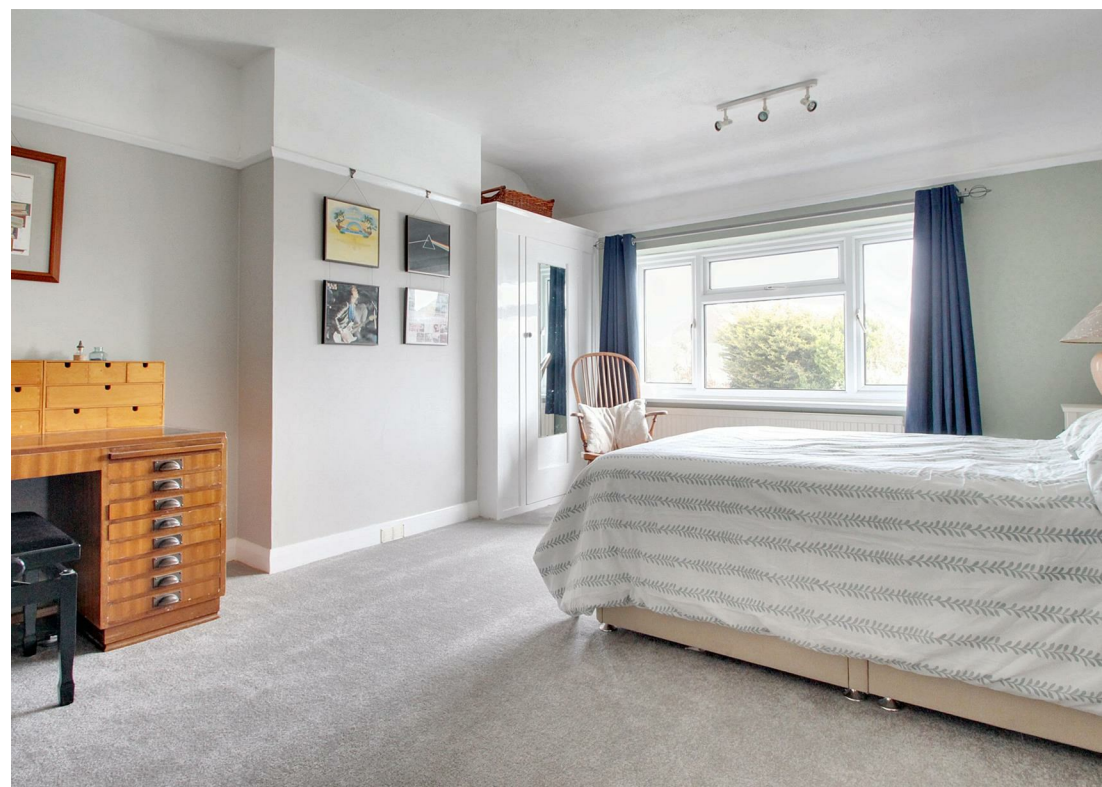
Other benefits include gas central heating and double glazing. In our opinion internal viewing is considered essential to appreciate the overall size and condition of this lovely family home.

Situated in George V Avenue the property is ideally situated betwixt the beach, shops and train station. Local schools are nearby, and Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities is approximately two miles distance. The nearest mainline railway station is West Worthing giving great links to most major towns and cities.

### Composite front door







Entrance porch  
4'7 x 4'5 (1.40m x 1.35m)

Spacious entrance hall  
11'5 x 11'7 (3.48m x 3.53m)

Ground floor utility and W.C.  
4'10 x 4'4 (1.47m x 1.32m)

Sitting room  
16'2 x 12'9 (4.93m x 3.89m )

Lounge /diner  
18'0 x 13'3 (5.49m x 4.04m)

Kitchen/breakfast room  
11'3 x 10'9 (3.43m x 3.28m)

UPVC double glazed conservatory  
15'11 x 9'2 (4.85m x 2.79m)

Stairs to first floor landing

Bedroom one  
16'3 x 11'6 (4.95m x 3.51m)

Bedroom two  
15'0 x 12'7 (4.57m x 3.84m)

Bedroom three  
11'7 x 10'9 (3.53m x 3.28m)

Bedroom four  
8'10 x 7'1 (2.69m x 2.16m)

Family bathroom  
7'5 x 6'0 (2.26m x 1.83m)

Separate W.C.

Off road parking

Garage

Feature rear garden

Two sheds

Small greenhouse



## Floor Plan

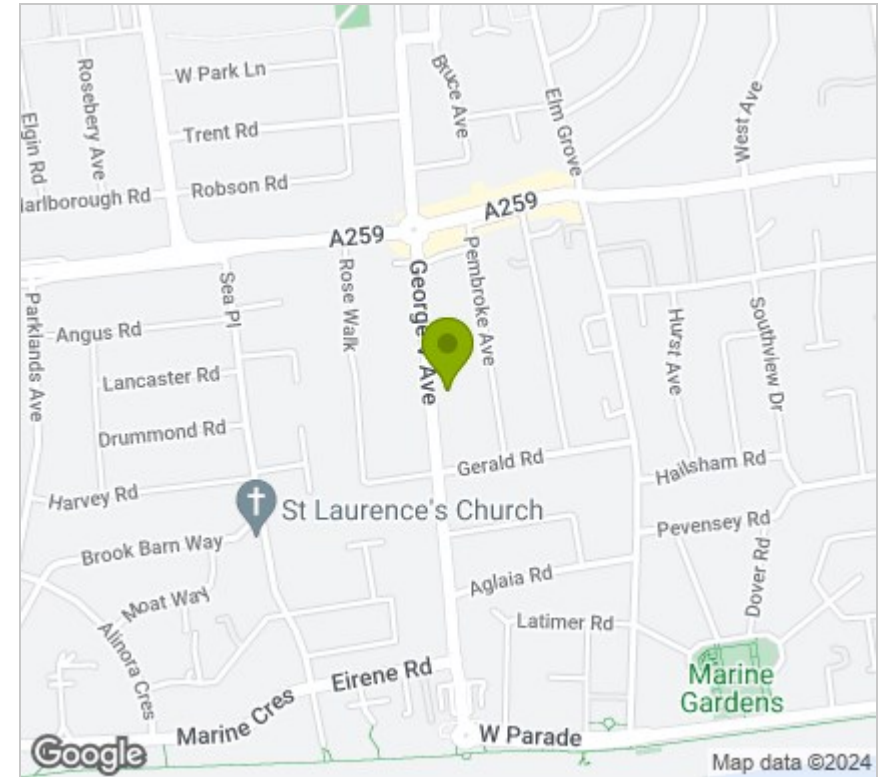


## Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

