

# t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA 50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



James & James Estate Agents are delighted to bring to the market this deceptively spacious and well presented three bedroom detached family home in one of West Worthing's premier tree lined avenues.

In brief the accommodation comprises spacious entrance hall, ground floor W.C, bay fronted lounge, dining room with French doors opening onto a good size UPVC double glazed conservatory, and door to ground floor hobbies room. There is a modern refitted kitchen with Quartz work surfaces.

To the first floor there is a spacious first floor landing, three good size bedrooms, and a modern fitted bath and shower room.

Externally there has been a recently recovered driveway. There are gates to a courtyard garden, and a feature rear garden laid to Indian sandstone and shingle for ease of maintenance and a large insulated timber cabin with power and light. 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 detached house.

Situated in George V Avenue, the property is ideally located betwixt the shops, the train station, and the beach is just a short distance away. Buses also serve the area.

Composite door

**Entrance hall** 

Ground floor cloakroom



















Bay fronted lounge 18'8 x 11'11 (5.69m x 3.63m)

Dining room 14'9 x 10'9 (4.50m x 3.28m)

UPVC double glazed conservatory 19'9 x 18'1 (6.02m x 5.51m)

Ground floor hobbies room 15'0 x 7'3 (4.57m x 2.21m)

Modern fitted kitchen 15'10 x 8'0 (4.83m x 2.44m)

Spacious landing

Bay fronted master bedroom 18'8 x 11'10 (5.69m x 3.61m)

Bedroom two 14'8 x 10'9 (4.47m x 3.28m)

Bedroom three 12'10 x 7'0 (3.91m x 2.13m)

Spacious family bathroom 10'10 x 8'2 (3.30m x 2.49m)

Off road parking

Feature rear garden

Garden cabin 23'8 x 8'2 (7.21m x 2.49m)

Courtyard garden







#### Floor Plan



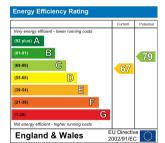
#### Viewing

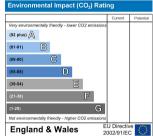
Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

### Area Map



## **Energy Efficiency Graph**





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 firms employment has the authority to make or give any representation or warranty in respect of the property.







