



George V Avenue, Worthing, BN11 5RZ
£785,000



Property Type: Semi Detached House

Bedrooms: 5

Bathrooms: 3

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Well Presented Extended Semi Detached House
- Five Bedrooms
- Modern Bathroom & Two En-Suites
- Open Plan Kitchen/ Dining/ Living Room
- Ground Floor Office & Separate Lounge
- Utility & Ground Floor WC
- Annex with Shower Room & Kitchen Area
- West Facing Rear Garden
- Covered Outdoor Bar Area
- Close To Goring Road Shops & Transport Links





INTERNAL

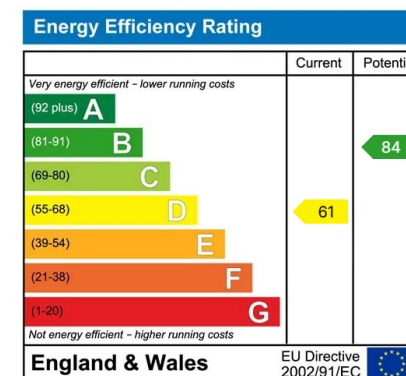
The uPVC front door opens into a spacious and welcoming entrance hall, with windows on either side allowing plenty of natural light to create a bright and airy feel. The hallway provides access to all ground floor rooms, along with ample under-stairs storage. To the front of the property is a bright and comfortable living room featuring a bay window, creating an ideal space for relaxation, a snug lounge or even a ground floor bedroom if required. Spanning the entire rear of the house, the impressive extended open-plan kitchen, living and dining room provides a superb contemporary family space. The modern fitted kitchen features a range of wall and base units, integrated dishwasher, instant hot water tap, integrated double oven, microwave, coffee machine and wine fridge. There is also a gas and electric hob with rising extractor fan and pop-up plug sockets. The generous dining and seating areas are perfect for both everyday living and entertaining, with a full-length media wall and two sets of bi-fold doors opening directly onto the rear garden, creating excellent indoor/outdoor living. The property also benefits from an additional versatile ground floor room, ideal for use as a bedroom, study, home office or playroom, depending on individual requirements. A separate utility room off the open-plan living space offers excellent storage along with space for a washing machine and tumble dryer, and also benefits from a door providing side access. A further door leads to a ground floor WC.

Stairs rise to a large and bright first floor landing, flooded with natural light from a large window. The first floor offers three spacious and well-presented double bedrooms. One of the front bedrooms benefits from built-in wardrobes and its own en-suite shower room, while the second front bedroom features a large bay window and storage cupboard. The rear bedroom also benefits from built-in wardrobes. Completing this floor is a high-quality family bathroom fitted with a walk-in shower, bath, WC and wash hand basin with illuminated mirror and storage. A further staircase leads to the top floor, opening onto an exceptional principal bedroom suite. This impressive space features a Juliet balcony and skylights flooding the room with natural light, along with a spacious dressing area with built-in wardrobes, eaves storage and a stylish en-suite bathroom.

EXTERNAL

To the front of the property is a driveway providing off-road parking for multiple vehicles, bordered by mature planting and shrubs. A side gate also provides access to the rear garden. Two sets of bi-fold doors open onto the west-facing garden, creating an ideal space for both entertaining and relaxation. The patio area benefits from outside lighting, while an additional raised patio terrace provides the perfect spot for outdoor dining, complete with a brick-built BBQ. A covered bar area creates a fantastic setting for social gatherings, and there is also a designated space for a hot tub. To the rear of the garden, an impressive self-contained annex offers excellent versatility, featuring its own kitchen area, shower room and generous open-plan studio/living space. An additional storage shed provides further practicality.





Whilst we endeavour to make our properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.