



George V Avenue, Worthing, BN11

£675,000



**Property Type:** Detached House

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** E

- Fully renovated
- Detached house
- End of chain
- Two reception rooms
- Brand new fitted kitchen
- Three double bedrooms
- Two storage rooms
- Off road parking
- Close to local amenities and seafront
- Substantial rear garden

**We are delighted to present this fully renovated, end-of-chain detached home, finished to a high standard and never lived in. The property offers three well-proportioned bedrooms, two reception rooms, a brand new fitted kitchen, ground floor cloakroom, family bathroom and separate WC. Outside, there is a beautifully landscaped garden, off-road parking, and two storage rooms. Ideally located close to Goring Road shops and the West Worthing seafront.**





## **INTERNAL**

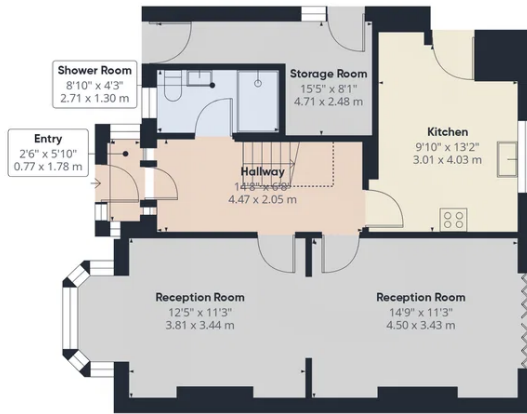
The front door opens into a welcoming porch, with a further original front door leading into an inviting entrance hallway, providing access to all ground floor rooms, including a convenient and stylishly appointed shower room. There is also potential for useful under-stairs storage. The property boasts two beautifully renovated reception rooms, both presented to an exceptional standard. The front reception room is enhanced by a west-facing bay window, allowing an abundance of natural light to pour in. The second reception room enjoys delightful views over the rear garden and features elegant bi-fold doors opening directly onto the outdoor space, creating a superb setting for both relaxing and entertaining. An attractive cased opening provides a seamless flow between the two reception areas, enhancing the sense of space and light. The newly fitted kitchen has been finished to an impressive standard and remains completely unused, offering a truly brand-new space. It comprises a comprehensive range of contemporary white wall and base units, complemented by high-quality integrated appliances including an oven, fridge/freezer, dishwasher and washing machine, along with a double sink and drainer. A side door provides direct access to the garden, and there is the added benefit of a useful storage cupboard. Upstairs, the landing leads to three well-proportioned bedrooms, all newly refurbished and presented in immaculate condition. The primary bedroom benefits from a charming bay window, adding character and further natural light. The contemporary family bathroom has been beautifully designed and remains entirely unused. It includes a bath, separate walk-in shower, a wash hand basin with storage below, and a WC. There is also the added convenience of a separate WC, also newly fitted and unused. Located at the front of the property, adjacent to the porch, is a door leading to a useful store room, ideal for additional storage.

## **EXTERNAL**

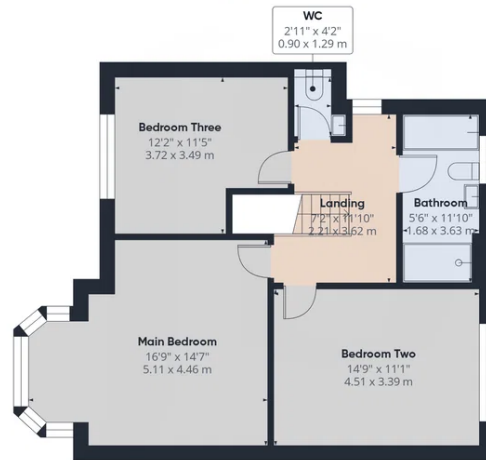
To the front, the property offers ample off-road parking, complemented by a neatly bordered lawn area. A side timber gate provides access along both sides of the house to the rear garden. The rear garden has been thoughtfully and attractively landscaped, featuring a patio area ideal for outdoor dining and entertaining.

## **SITUATED**

Situated just off Worthing seafront on George V Avenue, this property enjoys a highly desirable and convenient location with easy access to a wide range of local amenities. The vibrant Goring Road shopping parade is approximately 200 yards away, offering an excellent selection of shops, cafés and everyday services. Worthing Town Centre is just 1.3 miles away providing an extensive choice of restaurants, theatres, cinemas and retail outlets. West Worthing railway station is conveniently located less than a mile from the property, offering excellent transport links to surrounding areas. The seafront is located at the end of the road, just over half a mile away, perfect for enjoying coastal walks and leisure activities.



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1346 ft<sup>2</sup>  
124.9 m<sup>2</sup>

Reduced headroom

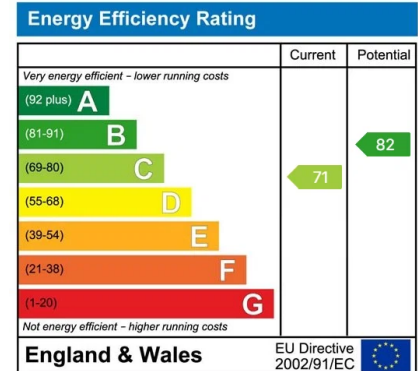
15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.