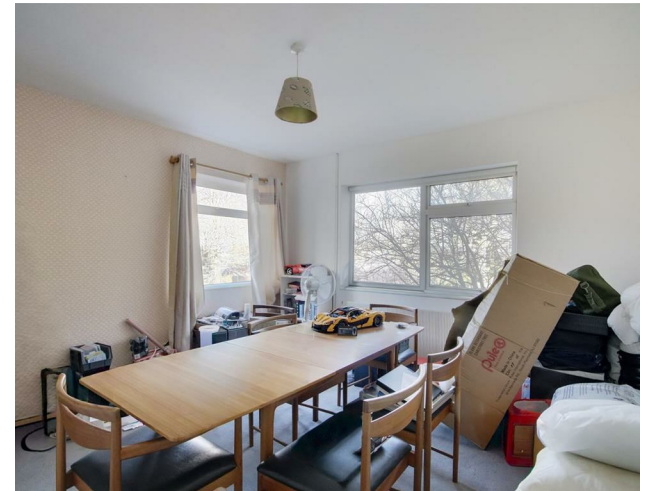




31 Georgia Avenue, Worthing, BN14 8AZ  
Guide Price £275,000

and company  
**bacon**  
Estate and letting agents





Nestled on the charming Georgia Avenue in Worthing, this delightful apartment offers a perfect blend of comfort and convenience. With its deceptively spacious layout, this property is ideal for those seeking a home that feels both inviting and practical.

The apartment features two generously sized double bedrooms, providing ample space for relaxation and rest. The well-appointed reception room serves as a welcoming area for entertaining guests or enjoying quiet evenings at home. The property also boasts a fitted bathroom, ensuring that all your daily needs are met with ease.

One of the standout features of this apartment is the direct access to a private garden, a rare find in urban living. This outdoor space is perfect for enjoying sunny days, hosting barbecues, or simply unwinding in a tranquil setting.

- No Chain
- Deceptively Spacious Apartment
- Two Large Double Bedrooms
- Dual Aspect Lounge / Diner
- Fitted Kitchen & Bathroom
- Rear Garden
- Off Street Parking & Garage
- Popular Broadwater Location
- Close To Local Amenities
- Private Entrance & Direct Access From Apartment To Rear Garden



### Private Entrance Hallway

3.02m x 1.80m (9'11 x 5'11)

Double glazed door. Double glazed window to front. Under stairs storage cupboard. Stairs to landing.

### First Floor Landing

5.03m x 1.80m (16'6 x 5'11)

Double glazed windows to front. Further door with stairs down to rear garden.

### Inner Hallway

5.31m x 1.02m (17'5 x 3'4)

Radiator. Central heating thermostat recessed shelled linen cupboard.

### Lounge / Dining Room

5.13m x 3.86m (16'10 x 12'8)

Southwest aspect. Dual aspect two double glazed windows. Radiator. Levelled and coved ceiling.

### Kitchen

3.51m x 2.72m (11'6 x 8'11)

Rolledge worksurface having insect stainless steel single drainer sink with mixer tap and draining board.



Fitted oven. Ring electric induction hob with concealed extractor fan over. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for tall fridge freezer. Matching range of cupboard drawers and eyelevel wall units. Recessed larder cupboard. Double glazed window with views of Worthing manor ground.

### Bedroom One

4.04m x 3.86m (13'3 x 12'8)

Double glazed window to front. Radiator.

### Bedroom Two

4.09m x 3.81m (13'5 x 12'6)

Dual aspect. Two double glazed windows with views of Worthing manor ground. Radiator. Levelled ceiling.

### Bathroom

2.72m x 1.68m (8'11 x 5'6)

Panel bath with mixer tap. Electric Triton shower with tile surround. Pedestal wash hand basin. Ladder style towel radiator. Double glazed window.



### Separate W.C

1.98m x 0.79m (6'6 x 2'7)

Double glazed window. Close coupled WC.

### Externally

### Rear Garden

Mainly laid to lawn with various borders.

### Garage & Parking Space

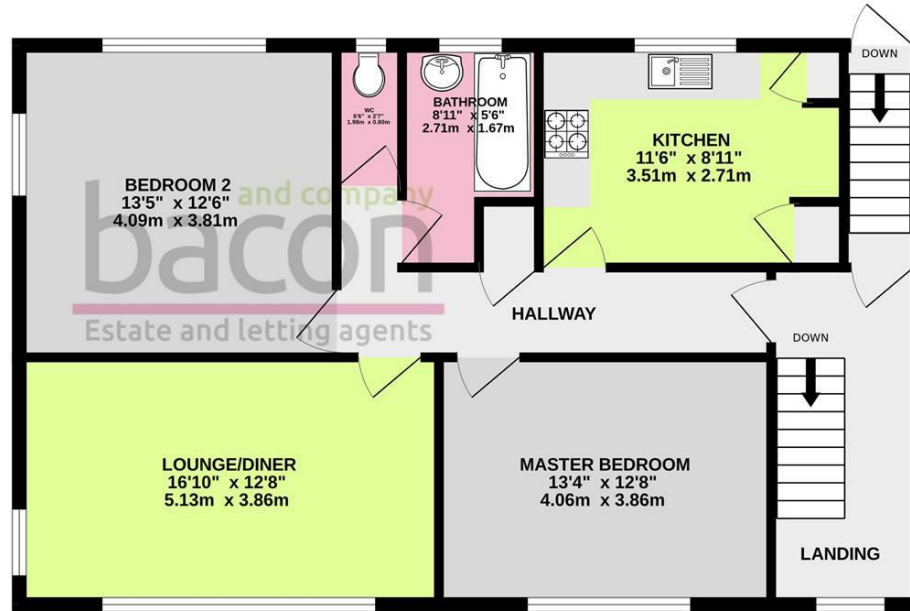
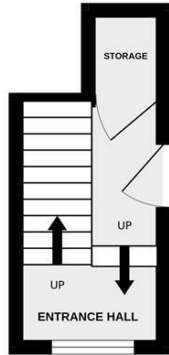
Up & over door - parking space to front.

### Council Tax

Band C

GROUND FLOOR  
 69 sq.ft. (6.4 sq.m.) approx.

1ST FLOOR  
 809 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 by 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.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

