



35 George V Avenue, Worthing, BN11 5SE  
Asking Price £795,000

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We are delighted to offer this beautifully presented detached home, ideally located just moments from Goring-by-Sea beach. The accommodation is arranged over two floors and briefly comprises three versatile reception rooms, including a dining room, lounge, and conservatory. At the heart of the home is a stunning refitted Alexanders kitchen, featuring bi-fold doors that open directly onto the rear garden perfect for modern family living and entertaining. Upstairs, the property offers four generously sized bedrooms, including a master bedroom with a contemporary en-suite, along with a stylish additional family bathroom. Externally, the home benefits from a private driveway providing parking for multiple vehicles, along with access to a double-length garage via an up-and-over door. To the rear is a well-maintained west-facing garden, complete with a raised decking area, multiple patio spaces, and a detached outbuilding with an additional storage shed.

- Detached House
- Four Bedrooms
- West Facing Rear Garden
- Three Reception Rooms
- Refitted Contemporary Kitchen
- Private Driveway
- Moments From Beach
- Viewing Highly Recommended









### Porch

Accessed via original front door. Spotlighting.

### Entrance Hall

Floorboards throughout. Radiator. Obscured Double glazed window. Access to under-stair cupboard.

### Cloakroom

Tiled flooring throughout. Part tiled walls. Low level Wc with matching wash hand basin. Wall mounted heated towel rail. Frosted double glazed window.

### Dining Room

4.88m x 3.96m (16'8 x 13'2. )  
floorboards throughout. Radiator. Feature bay with double glazed window. Fireplace with stone hearth surround.

### Living Room

5.6 x 4 (18'4" x 13'1")  
Carpeted throughout. Two radiators. Frosted double glazed windows. Double glazed sliding doors. Wood burner with wood/stone hearth surround.

### Conservatory

1.8 x 4.8 (5'11" x 15'9")  
Floorboards throughout. Double glazed doors leading into rear garden.

### Kitchen/Breakfast Room

3.9 x 3.6 (12'10" x 11'10")  
A true feature of this wonderful property is the modern fitted kitchen, briefly comprising; a range of fitted matching wall and base units.

### Stairs leading to;

### First Floor Landing

Three storage cupboards. Access to loft via pull down ladder. Three double glazed windows.

### Master Bedroom

5 x 4 (16'5" x 13'1")  
Carpeted throughout. Two double glazed windows. A range of fitted wardrobes. Radiator. Door leading to;

### En suite

Floorboards throughout. Inset vanity sink unit with enclosed Wc. Frosted double glazed window. Wall mounted heated towel rail. Walk in shower with waterfall shower head. Spotlights.

### Bedroom Two

3.9 x 3.6 (12'10" x 11'10")  
Carpeted throughout. Radiator. Double glazed window.

### Bedroom Three

4 x 3.4 (13'1" x 11'2")  
Carpeted throughout. Two double glazed windows. Radiator.

### Bedroom Four

2.8 x 2.5 (9'2" x 8'2")  
Carpeted throughout. Double glazed window. Radiator.

### Family Bathroom

Tiled flooring throughout. Part tiled walls. Two frosted double glazed windows. Panelled bath with shower attachment above. Wall mounted sink with matching low level Wc. Wall mounted heated towel rail. Spotlights.

### Outside;

#### Front

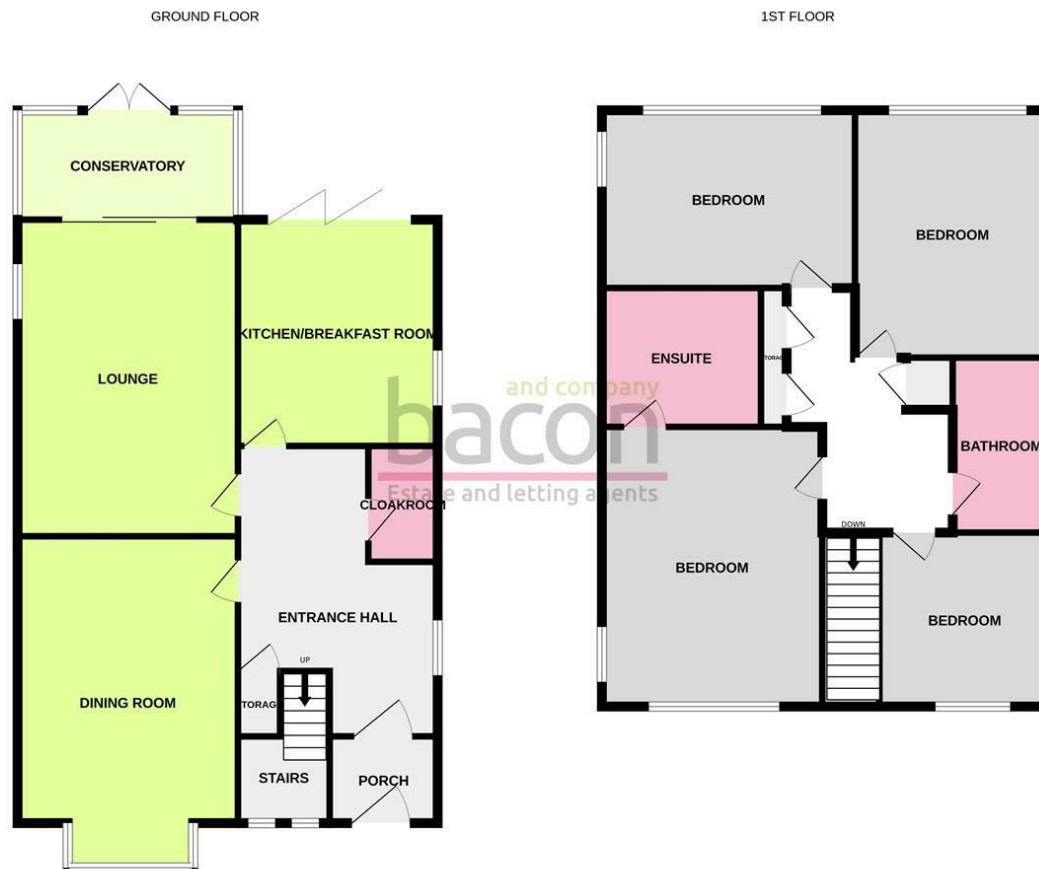
A sizeable private driveway providing parking for multiple cars. Access to loft via up and over door. A range of mature shrub and tree borders.

#### Rear Garden

A true feature of this property is the west facing rear garden. Raised contemporary decking area. Mainly laid to lawn with a mature tree and shrub boarder. Two further patio areas perfect for seating. Detached garden room and further storage shed. Access to double length garage. Side access leading to front of property.







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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.



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