



109a George V Avenue, Worthing, BN11 5SD

Price £240,000

bacon and company
Estate and letting agents



An exciting opportunity to purchase this FIRST FLOOR two double bedroom FREEHOLD apartment with OFF ROAD PARKING. Located in this highly sought after West Worthing location with local shopping facilities on the doorstep. The accommodation briefly comprises, PRIVATE ENTRANCE, lobby with stairs rising to the first floor hallway, spacious WET ASPECT living room, kitchen with Worcester boiler, two double bedrooms, bathroom and separate Wc. Externally there is off road parking to the front. Benefits include gas central heating, double glazing and being sold with no ongoing chain.

- First Floor / Must See
- Two Double Bedrooms
- No On Going Chain
- Gas Central Heating
- West Worthing
- Near To Shops
- West Aspect Living Room
- Off Road Parking



Private Entrance

With front door opening to

Lobby

Staircase rising to the first floor.

Hall

Radiator. Cloaks cupboard. Access hatch to loft space.

Living Room

4.96 x 4.03 (16'3" x 13'2")

Of popular West Aspect with double glazed window. Radiator. Fireplace with tiled surround. Picture rail.

Kitchen

2.88 x 2.32 (9'5" x 7'7")

Work surfaces with cupboards and drawers under. Space for three appliances. Inset sink.

Matching wall cupboards. Part tiled walls. Picture rail. Double glazed window. Wall mounted Worcester boiler.

Bedroom One

4.24 into bay x 4.02 (13'10" into bay x 13'2")

Double glazed bay window. Radiator. Fitted wardrobes to one wall.

Bedroom Two

3.36 x 3.19 (11'0" x 10'5")

Double glazed window. Radiator. Picture rail.

Bathroom

2.35 x 1.92 (7'8" x 6'3")

Panelled bath with shower over and pedestal wash hand basin. Part tiled walls. Double glazed frosted glass window.

Separate Wc

Low level flush Wc. Double glazed frosted glass window.

Off Road Parking

Located to the front of the property.

Required Information

This property is Freehold.

Council Tax Band: B

Draft version:1

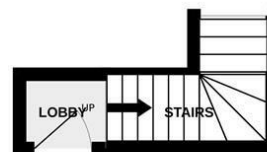
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

FIRST FLOOR



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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GROUND FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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