



## George V Avenue, Worthing

Price Guide £385,000

Welcome to this charming ground floor apartment located on George V Avenue in the delightful town of Worthing. This property boasts a well-designed layout, featuring one spacious reception room that serves as the perfect space for relaxation and entertaining. With three comfortable bedrooms, this apartment is ideal for families or those seeking extra space for guests or a home office.

The modernised bathroom is both stylish and functional, ensuring your daily routines are met with ease. The apartment has been thoughtfully updated throughout, providing a fresh and contemporary feel that is sure to impress.

One of the standout features of this property is the beautiful communal gardens, offering a serene outdoor space for residents to enjoy. Whether you wish to unwind with a book or host a small gathering, these gardens provide a lovely backdrop for leisure activities.

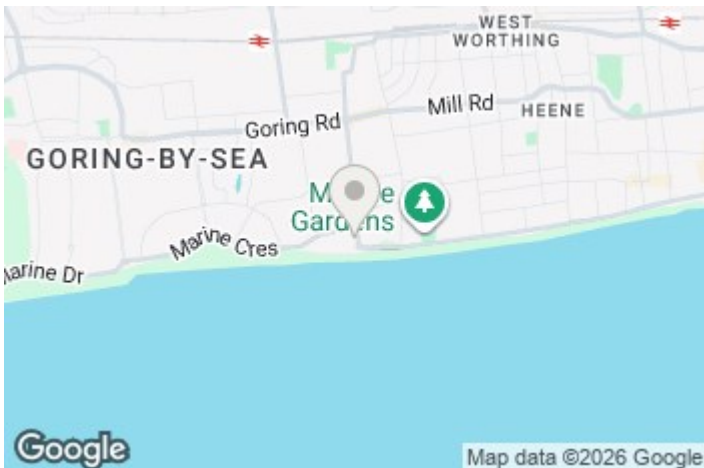
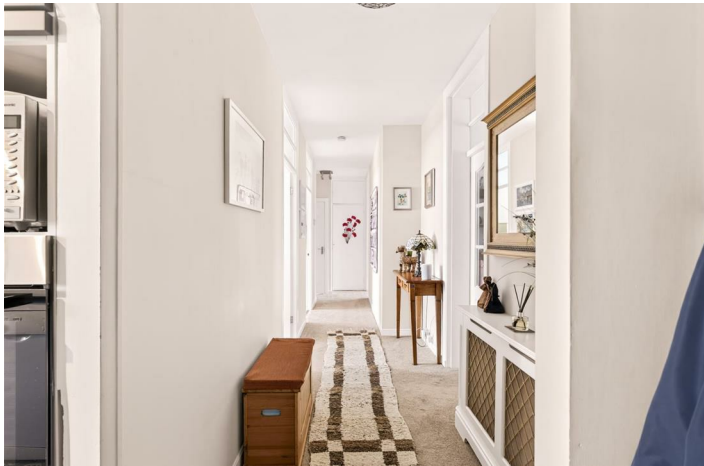


Council Tax Band: C

- Ground floor accomodation
- Windows installed in the last 2.5 years with a 10 year warranty
- Yacht club & Marine Gardens within a few minutes walk
- Share of the freehold
- Garage
- Generous layout throughout
- New boiler in the last 4.5 years approx.
- Yards away from the seafront
- Doctors and pharmacy located in the neighbouring development
- EPC - D

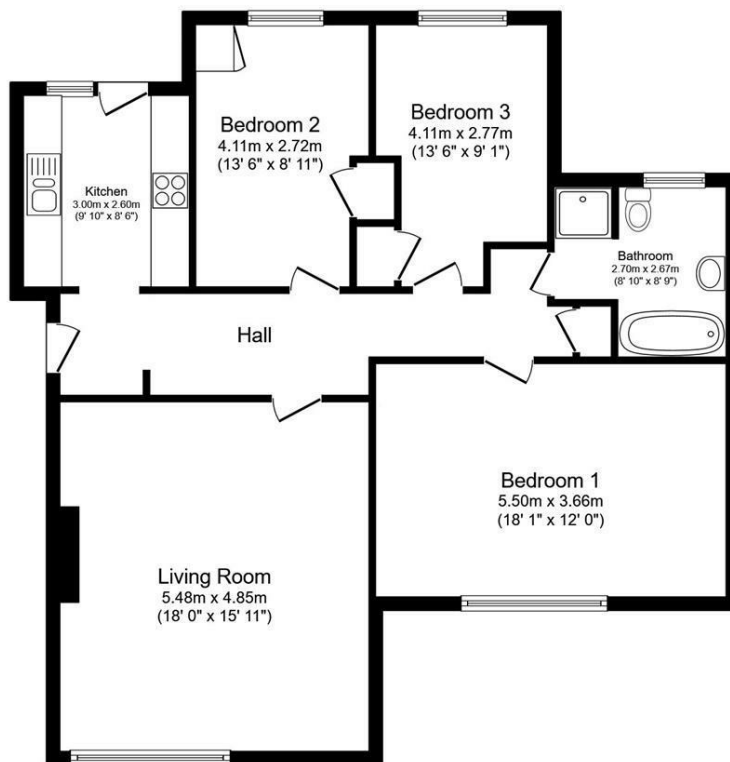


This ground floor apartment on George V Avenue presents an excellent opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of modern living. There is a host of popular local amenities nearby which include, the Sea Lane cafe, Yacht club & Marine Gardens. Don't miss your chance to make this delightful property your new home.



### EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Floor Plan

Total floor area: 97.7 sq.m. (1,051 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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