



Asking Price
£825,000
Freehold

George V Avenue, Worthing

- Beautifully remodelled and fully refurbished throughout
- Separate living room
- Ground-floor bedroom or study, plus separate utility room and W/C
- Luxury refitted family bathroom
- West-facing rear garden with patio and entertaining areas
- Spacious ground-floor extension
- Impressive open-plan kitchen/family/dining area
- First floor features three double bedrooms, including one with an ensuite
- Top-floor principal suite with Juliet balcony, dressing area, and ensuite
- Covered bar area, hot tub space, log cabin studio with kitchen, shower room & studio area, plus additional storage shed

A beautifully remodelled and fully refurbished semi-detached family home, ideally situated on the ever-popular George V Avenue in West Worthing. The property sits only a short distance from Worthing's famous West Worthing Beach, the Goring Road shopping parade, and both Goring and West Worthing mainline stations, providing excellent links to London, Brighton and the wider south coast.

Presented to an exceptional standard throughout, the home has been thoughtfully extended and redesigned to create generous, versatile living spaces ideal for modern family life.

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Accommodation

Ground Floor

The spacious and welcoming entrance hall provides access to all ground-floor rooms, creating an immediate sense of flow throughout the home. At the front of the property, the bright and comfortable living room offers an ideal space for relaxation. Spanning the entire rear of the house, the impressive open-plan kitchen, family, and dining room provides a superb modern setting, complete with a contemporary fitted kitchen, generous dining area, and a cosy family seating zone with views and direct access to the rear garden. A versatile additional room on this floor can be used as a bedroom, study, home office, or playroom, depending on your needs. The separate utility room offers excellent storage, while a stylish ground-floor WC adds convenience to this thoughtfully designed layout.

First Floor

The first floor offers three spacious and well-presented double bedrooms, providing comfortable accommodation for family and guests alike. One of the bedrooms benefits from its own ensuite shower room, adding an extra level of privacy and convenience. Completing this floor is a stunning luxury family bathroom, beautifully refitted with high-quality fixtures and finishes.

Second Floor

The top floor is dedicated to an exceptional principal bedroom suite—a private retreat featuring a Juliet balcony with elevated views, a spacious dressing area, and a luxurious ensuite bathroom, all designed to offer comfort and tranquility.

Rear Garden - West Facing

The property boasts a wonderful west-facing garden, ideal for both entertaining and family enjoyment. An attractive patio terrace provides the perfect spot for outdoor dining, while a covered bar area creates a superb setting for social gatherings. There is a designated space for a hot tub, enhancing the garden's leisure appeal. At the rear, an impressive log cabin studio offers remarkable versatility, complete with its own kitchen area, shower room, and a generous open studio/living space. An additional storage shed provides further practicality, making this outdoor area both functional and inviting.

Location

Situated in one of West Worthing's most sought-after residential avenues, the property enjoys an exceptional location. It is just a short walk from West Worthing Beach and conveniently close to the Goring Road shopping parade, which offers cafés, supermarkets, and a range of local amenities. The home is also well positioned for both West Worthing and Goring-by-Sea train stations, making it an excellent choice for commuters travelling to London, Brighton, or Chichester.



2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

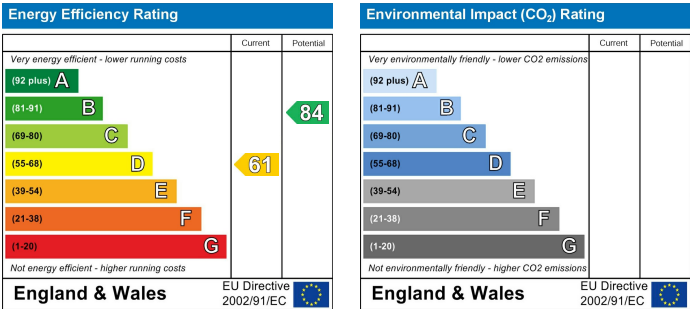
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Floorplan



Total area: approx. 243.9 sq. metres (2624.8 sq. feet)



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