JAMES&JAMES
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

19 Georgia Avenue

Broadwater, Worthing, BN14 8AZ

Guide price £700,000 - £725,000

Freehold Council Tax Band E

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Guide Price £700,000 - £725,000.

We are proud to offer for sale this wonderful DETACHED family home located within an envious position of Broadwater.

The accommodation comprises, entrance porch through to welcoming hallway, ground floor cloakroom, SOUTH FACING living room with feature fireplace, further reception room with LOG BURNER through to STUNNING conservatory with Victorian style glazed roof and heating. There is an EXTENDED kitchen/breakfast room with a BESPOKE handmade fitted kitchen and range cooker.

To the first floor, there are three DOUBLE bedrooms and a good size single bedroom. There is spacious bathroom with separate shower and stand alone bath.

The property is well positioned on a generous plot with low maintenance front garden with raised herb planter bed and has been made secure with imposing wrought iron fencing and gates to DRIVEWAY and DETACHED garage. To the rear the garden is a particular feature, being predominately laid to lawn with mature tree and shrub lined borders, cosy PATIO SEATING AREAS with pergola. There is side access along with a personal door into garage.

Further benefits include double glazing and a wealth of ORIGINAL FEATURES being retained. Internal viewing is considered essential to appreciate the overall size and condition of this beautiful family home.

To the rear the property overlooks the Manor Sports Ground with views of the beautiful South Downs in the distance.

The property is located in a popular residential area, close to schools and parks with local amenities on Broadwater shopping parade and Broadwater Road within less than half a mile. Worthing Town Centre with it's comprehensive shops, restaurants, pubs, cinemas, theatres and leisure facilities is approximately one mile away.

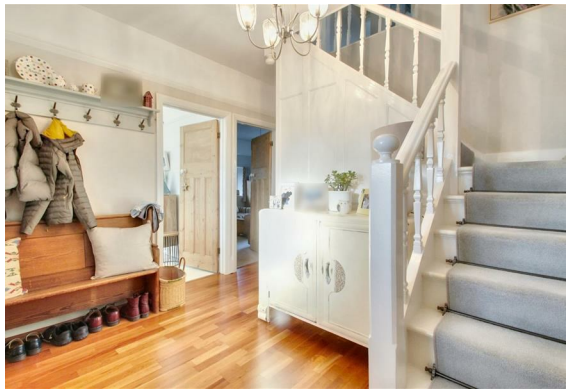
The nearest mainline station is Worthing which is approximately 0.5 miles away. Bus services run nearby.

Entrance Porch

Hallway

Ground Floor Cloakroom

Bay fronted Living Room With Feature Fireplace
13'8 x 12" (4.17m x 3.66m)



Reception Room With Log Burner
14'3 x 10'11 (4.34m x 3.33m)

Conservatory
14'3 x 10'11 (4.34m x 3.33m)

Kitchen/ Breakfast Room
18'8 x 10'11 (5.69m x 3.33m)

Bedroom
13'11 x 12'2 (4.24m x 3.71m)

Bedroom
11'11 x 11'11 (3.63m x 3.63m)

Bedroom
10'5 x 10'11 (3.18m x 3.33m)

Bedroom
10'5 x 7'9 (3.18m x 2.36m)

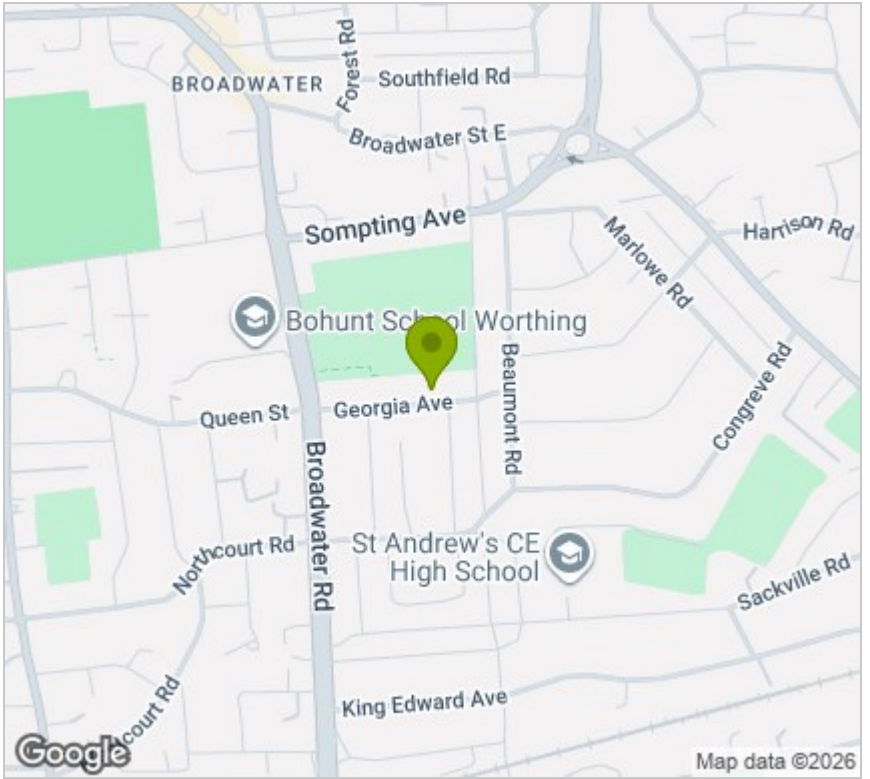
Family Bathroom
7'10 x 7'6 (2.39m x 2.29m)

Driveway

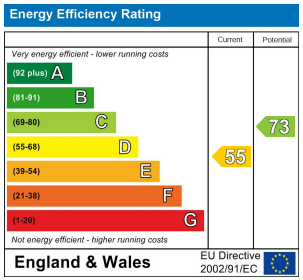
Detached Garage
19" x 9'8 (5.79m x 2.95m)

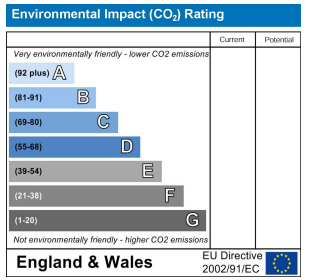
Floor Plan

Area Map



Energy Efficiency Graph





Viewing

Please contact our Broadwater Office on 01903 958282
if you wish to arrange a viewing appointment for this property or require further information.

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All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.