



## 19 St Georges Gardens, Church Walk, Worthing, BN11 2LR

Welcome to this charming mid-terraced house just off Church Walk, in the delightful town of Worthing. The property is set back from the road in a largely secluded spot and boasts two reception rooms, three bedrooms, a bathroom with a separate lavatory, and garage.

As you step inside, you'll be greeted by an open-plan living area that seamlessly flows into a dining room and a feature well equipped kitchen with built-in appliances. The patio garden provides a lovely outdoor space to relax and unwind, while the garage offers convenient parking or extra storage space. There is also gas fired heating and double glazing.

St Georges Gardens is a charming residence located in the heart of Worthing, just a stone's throw from the beach. This delightful home offers the perfect blend of convenience and tranquility, whether you're looking to enjoy seaside activities, simply relax by the sea or explore the vibrant town centre, this location has it all.

Offers in excess of £390,000

# 19 St Georges Gardens, Church Walk, Worthing, BN11



- Three bedroom house
- Open plan living space and dining room
- Well appointed kitchen with appliances
- Front and rear gardens
- Garage and communal gardens
- Fabulous location, close to seafront and town centre

## Living Room

17'6 x 15'4 (5.33m x 4.67m)

Wonderful bright room with huge southerly aspect double glazed windows overlooking the front. Parquet flooring, coved ceiling and open plan stairs leading to the first floor. Radiators and coved ceiling

## Dining Room

13'4 x 7'10 (4.06m x 2.39m)

Large double glazed window to the garden, feature original parquet wood flooring, two radiators and an open-plan layout to the kitchen, creating a great space for entertaining friends and family. The seamless flow between the living areas ensures a comfortable and inviting atmosphere, perfect for gatherings and social events.

## Kitchen

13,4 x 7'0 (3.96m, 1.22m x 2.13m )

Feature fitted kitchen gloss white floor and wall units, stunning granite work surface, one and a half bowl sink and drainer with mixer tap. Four ring Neff hob, Neff double oven beneath and slimline extractor over. Integrated appliances including Neff washer/dryer and Neff dishwasher. space for fridge freezer and additional storage under the stairs. Under unit heater and large storage cupboard housing the Baxi central heating boiler. Double glazed door to the garden with window to the side.

## First Floor Landing

Spacious landing area with double height vaulted ceiling and high level window. Loft storage cupboard and additional built in storage cupboard.

## Bedroom One

11'4 x 8'4 (3.45m x 2.54m )

Southerly aspect double glazed window overlooking the front gardens. Built in wardrobe with sliding doors, radiator.

## Bedroom Two

9'8 x 9'4 (2.95m x 2.84m)

Double glazed window overlooking the rear garden. Radiator.

## Bedroom Three

8'2 x 6'6 (2.49m x 1.98m)

Southerly aspect double glazed window overlooking the front gardens. Built in wardrobe with sliding doors, radiator.

## Bathroom

9'4 x 5'1 (2.84m x 1.55m )

Modern designed bathroom comprising a deep bath with separate 'Aqualisa' shower over, part tiled walls, wash basin with mixer tap and storage beneath. Double glazed window with granite sill to the rear with obscured glass.

## Separate Lavatory

6'3 x 2'10 (1.91m x 0.86m)

Low level lavatory with push button flush, exposed floor boards, part tiled walls, high ceilings with high window.

## Front Patio Gardens

This garden is mainly paved with raised shrub boarders. Sheltered porch area and path leading to Church Walk, the garages and the communal gardens.

## Rear Garden

15'8 x 14'9 (4.78m x 4.50m)

Private fenced rear patio garden. Accessed via the kitchen door or via a rear gate leading to the garage. This garden is mainly paved with raised shrub boarders

## Garage

15'5 x 8'2 (door width 6'11) (4.70m x 2.49m (door width 2.11m))

Up an over door to a single brick built garage. The garage is a practical addition, providing ample storage space for a small car, bicycles, paddleboards, and kayaks. This makes it easy to make the most of the beach's proximity, whether you're an avid cyclist or enjoy water sports.

## Communal Areas

St Georges Gardens is set in well maintained gardens with mature shrubs trees and plenty of lawn areas. The gardens are an addition to your private garden. There is unallocated off street parking and a drive leading to your garage. Residents are also able to get a permit for on street parking if needed. There is also a well kept refuse area.

## Other information

Tenure - Leasehold

Lease - Remainder of 999 years (935 years remaining)

Ground Rent - £20 per annum

Service Charge - £421.60 per annum

Council Tax Band - C

Local Authority - Worthing



## Directions

From Worthing Pier on Marine Parade, Worthing BN11 3PX - Head east on Marine Parade, Turn left onto The Steyne for 100m, Turn right onto Brighton Road/A259 for 300m then turn left onto Farncombe Road for 100m. Turn right onto Church Walk and St Georges Gardens, BN11 2LR will be on the left just past Selden Road.

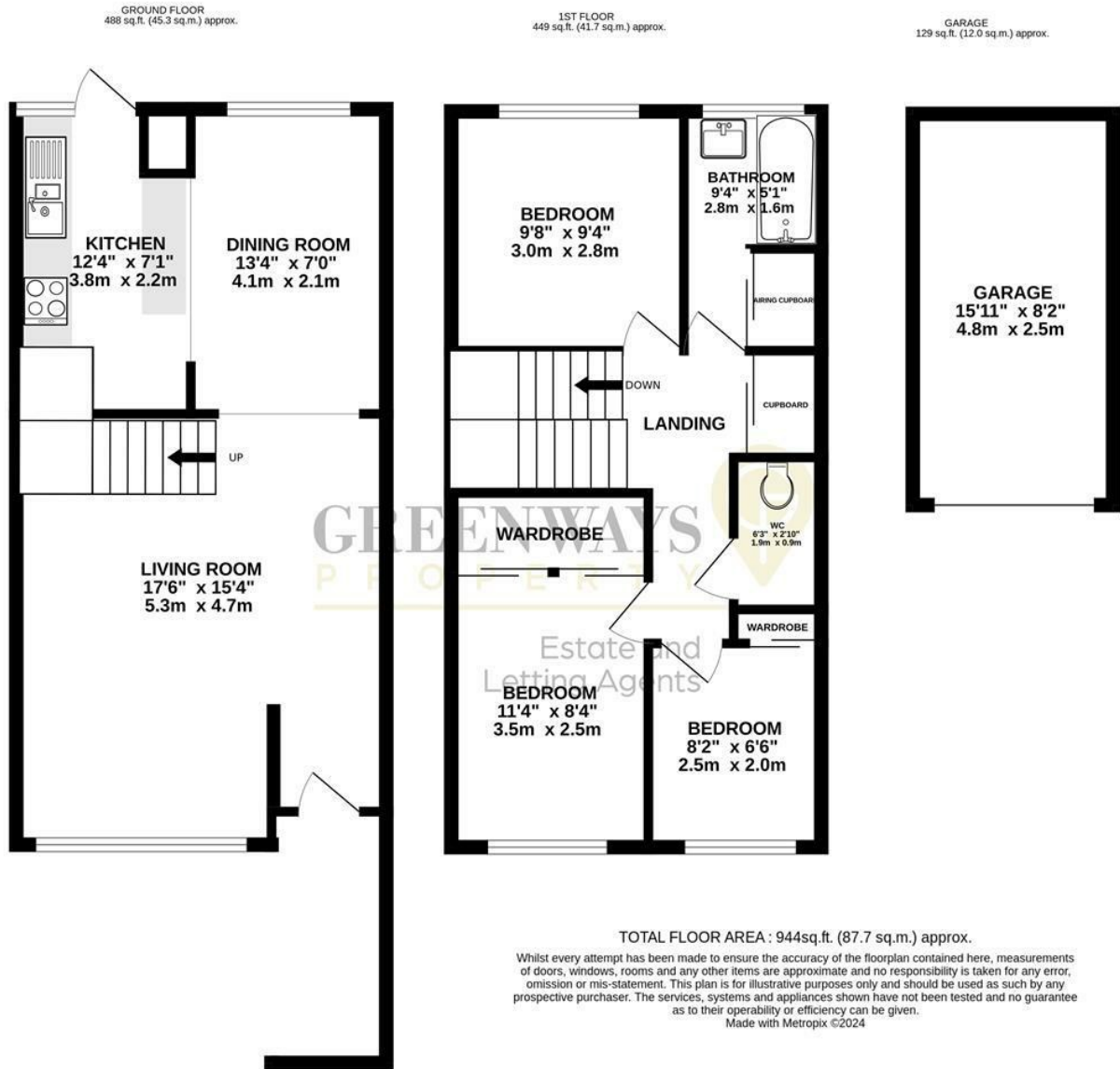
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# Floor Plan



**PLEASE NOTE:**

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</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	