



39 Gerald Road | West Worthing | West Sussex | BN11 5QQ

Asking Price Of **£575,000**



We are delighted to be able to offer an extended semi detached house to the market. The property has three bedrooms, kitchen/ breakfast room, utility room, south facing lounge/ dining room, ground floor wc and family bathroom. The property also benefits from a south facing rear garden, garage which includes an electric car charging point, off road parking and 32 solar panels on the east and west roofs.



Key features:

- Extended Semi Detached House
- Three Bedrooms
- Modern Kitchen/ Dining Room
- South Facing Lounge/ Dining Room
- Ground Floor WC
- Utility Room
- Modern Family Bathroom
- South Facing Garden
- Garage & Off Road Parking
- Close to Goring Road Shopping Facilities

 3 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL Porch door leading to the wooden front door which opens up into the entrance hall which has doors to ground floor rooms and under stairs storage. The modern kitchen/ dining room is located to the front with a feature bay window. The kitchen comprises of modern white wall and base units with a breakfast island, 1 1/2 bowl sink, integrated oven, induction hob, under counter fridge, space for table and chairs and door to the utility room. The utility room leads down the side of the property with base units, space for washing machine, dryer, freezer, sink drainer, door to rear garden and door to the garage. The lounge is south facing with an extension to the back creating a dining room, sliding doors to the rear garden, door leading into a hall with access to the rear garden and door to a separate WC. On the first floor there are three bedrooms, the primary bedroom is a very good size measuring 17'2ft x 12'8ft. The modern bathroom comprises of walk in shower with glass surround, digital controls, marble wash hand basin with storage below, illuminated mirror, WC and under floor heating.

EXTERNAL To the front of the property there is off road parking, with a section of the garden been laid to slate and flowerbeds. The rear garden is south facing which has been laid to lawn with a large decked area, timber shed and patio area to the rear of the property. The property also benefits from 32 solar panels on the east and west roofs.

SITUATED Situated in the favoured West Worthing area within easy reach of the shops. The seafront is within half a mile. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is less than a mile and a half away. The nearest station is West Worthing which is within three quarters of a mile away. Bus services run along Goring Road.

ENTRANCE HALL

KITCHEN/DINING ROOM 11' 6" x 20' (3.51m x 6.1m)

UTILITY ROOM 7' 2" x 20' 9" (2.18m x 6.32m)

LOUNGE 17' 1" x 12' 6" (5.21m x 3.81m)

DINING ROOM 6' 4" x 12' 1" (1.93m x 3.68m)

DOWNSTAIRS WC

FIRST FLOOR LANDING

BEDROOM ONE 17' 2" x 12' 8" (5.23m x 3.86m)

BEDROOM TWO 10' x 10' 11" (3.05m x 3.33m)

BEDROOM THREE 6' 9" x 10' 11" (2.06m x 3.33m)

BATHROOM

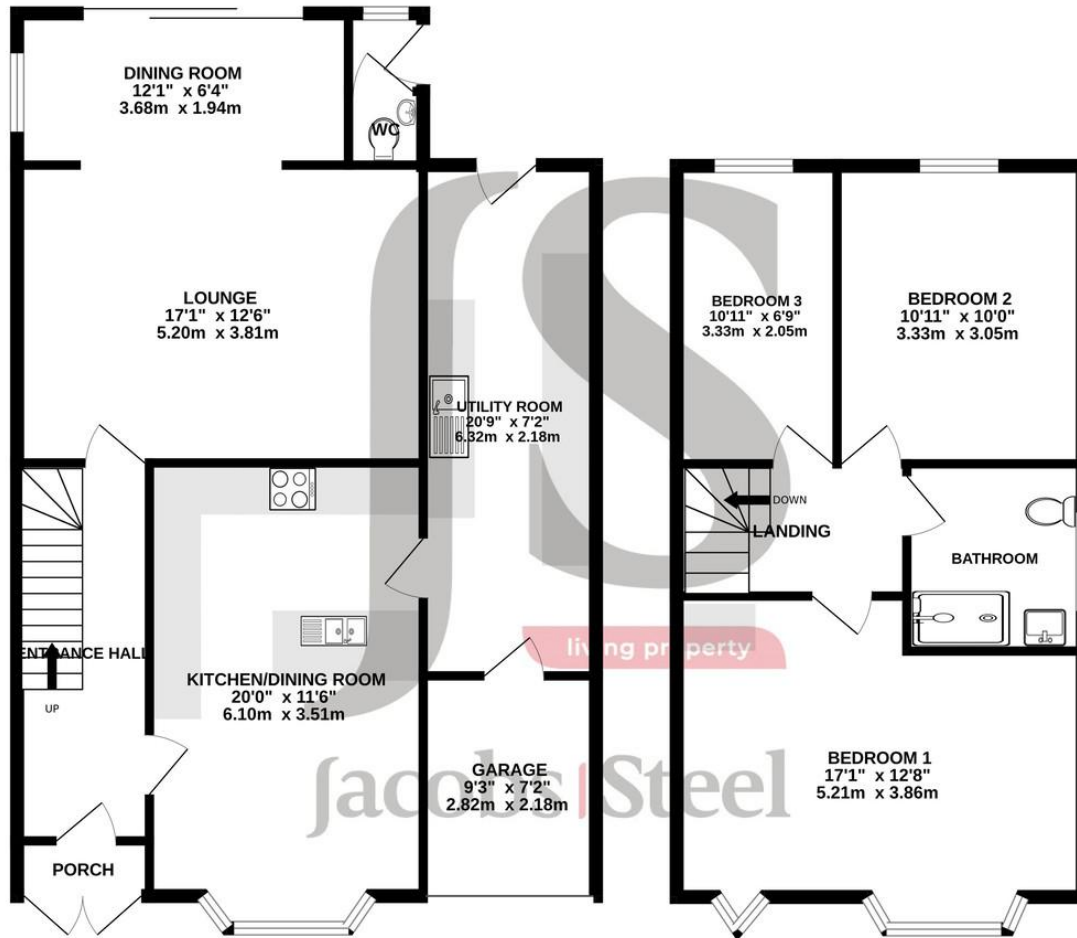
GARAGE 7' 2" x 9' 3" (2.18m x 2.82m)

COUNCIL TAX BAND E



GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Property Details:

Floor Area: 1,173 sq ft (109 sq m) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band E

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.