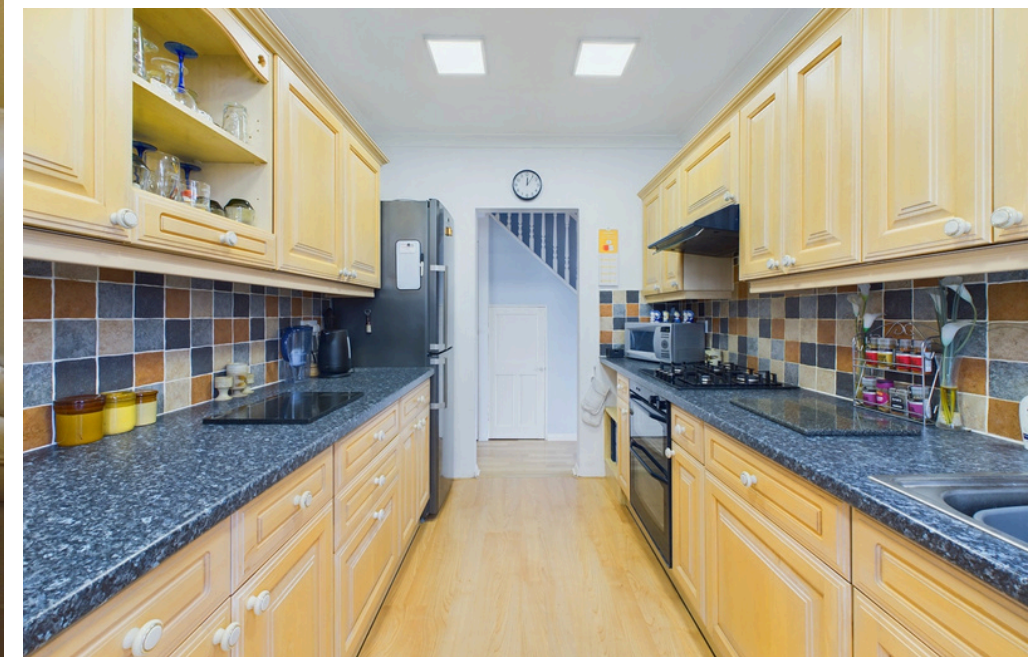




Gerald Road, West Worthing, BN11 5QQ

Offers Over £525,000





A well presented three bedroom semi detached family house pleasantly situated in a highly sought after position just South of Goring Road with the benefit of a private driveway.



Key Features

- Three Bedrooms
- Semi Detached
- Two Reception Rooms
- Driveway
- En Suite Shower Room
- 500 Yards From Beach
- New Roof 2022
- Favoured West Worthing
- Low Maintenance Garden
- Vendor Suited



3 Bedrooms



2 Bathrooms



**2 Reception
Rooms**

INTERNAL

Entry into storm porch, hallway leading to all downstairs rooms including dining room with feature fireplace and bay window, galley kitchen with some appliances comprising of beech shaker style units and mottle grey worktops, side access, lounge to the rear with double French doors going out onto the garden. Upstairs are three bedrooms, the master to the front benefits from a bay window and en suite shower room with shower, toilet and sink, further double bedroom and a smaller single bedroom/ study, all serviced by a family bathroom with corner shower, bath, toilet and sink.

EXTERNAL

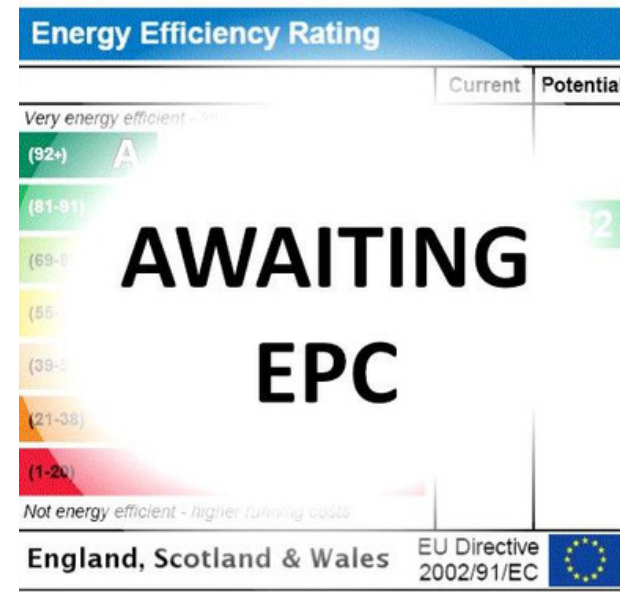
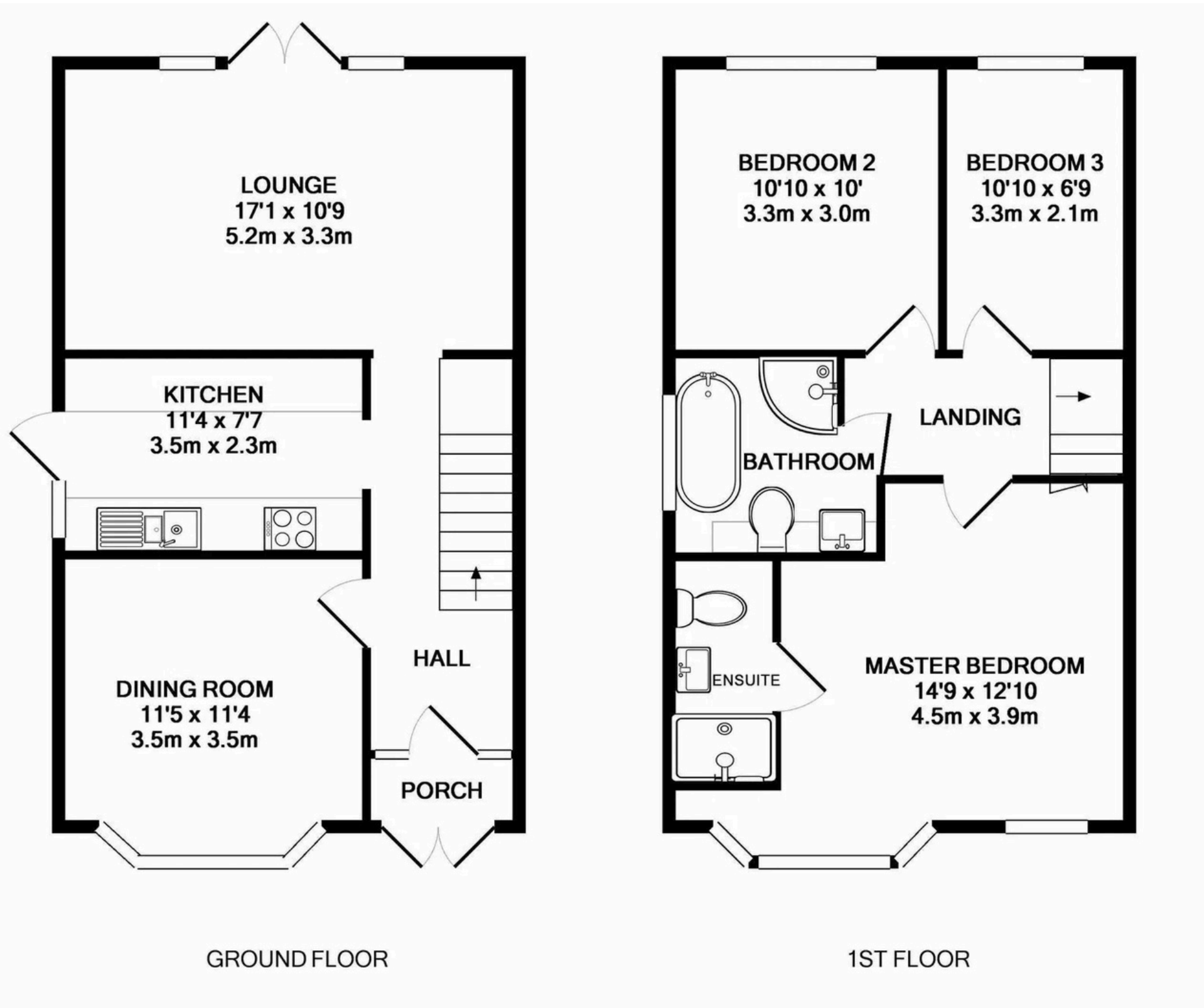
The property has a front garden with a driveway providing off road parking. The rear garden is low maintenance being laid to artificial lawn, paving slabs and a raised decking area with summer house.

LOCATION

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.

Council Tax Band
D





Property Details:

Floor area (as quoted by EPC): 94 sqm

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.