



41 Gerald Road, Worthing, BN11 5QQ

Asking Price £560,000

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Popular three bedroom semi-detached house situated in this favoured area being between the seafront and the excellent Going road shopping thoroughfare. Briefly the accommodation comprises: entrance hall, ground floor cloakroom, South facing lounge backing onto garden, dining room, modern fitted kitchen, utility room/loggia, three bedrooms and refitted bathroom/wc. benefits also include gas fired central heating and double glazed windows. External there is a private drive with further parking for 2/3 vehicles. Enclosed front garden with one of the features of the property being the delightful South facing landscaped garden being of good size and secluded.

- Off road parking
- South facing garden
- Three bedrooms
- Utility Loggia
- Close seafront
- Close shops
- Modern kitchen
- Double glazed windows





Open entrance porch

Part glazed front door leading into:

Entrance hall

Glazed Window. Radiator. Picture rail.

Lounge

5.23 x 3.35 (17'1" x 10'11")

South facing overlooking garden. Fireplace with wood surround and tiled hearth. Picture rail. Double glazed windows with double glazed door leading out to garden.

Dining room

3.51 x 3.45 (11'6" x 11'3")

Fireplace with wooden surround and electric fire. Radiator. Double glazed window. Picture rail. Opening through to:

Kitchen

3.51 x 2.29 (11'6" x 7'6")

Modern fitted kitchen comprising of work services with single drainer sink unit with mixer taps. Range of base units comprising of cupboards and drawers. Matching wall units. Freestanding five ring range cooker with chimney style extractor cooker hood above. Space and plumbing for dishwasher. Space for tall fridge freezer. Glazed window and part glazed door leading out to:



Utility room/Loggia

3.67 x 2.29 (12'0" x 7'6")

Work services with inset single drainer stainless steel sink unit with base units under. Space and plumbing for washing machine. Tiled floor. Doors either end giving access to front and rear gardens.

Stairs from entrance hall leading to:

First floor landing

Picture rail. Access to loft space being fully insulated with light.

Bedroom one

5.23m x 3.73m (17'2" x 12'3")

Fitted wardrobes. Double glazed windows featuring a separate Oriel style window. Radiator. Picture rail.

Bedroom two

3.35 x 3.17 (10'11" x 10'4")

Double glazed window. Radiator. Picture rail.

Bedroom three

3.35m x 2.03m (10'11" x 6'7")

Fitted wardrobes being part mirrored. Radiator. Double glazed window.



Bathroom/ WC

3.18 x 2.29 (10'5" x 7'6")

Refitted and part tiled in attractive ceramics. Modern contemporary white suite comprising of a stand alone contemporary bath with mixer taps. Wash hand basin. Close coupled WC. Separate walk in double shower with glazed screen and chrome shower. Cupboard housing 'Worcester' gas fired boiler supplying hot water and central heating. Vertical radiator/towel rail. Double glazed window.

Outside

Private drive

Encompassing the front garden with double width gravelled stone drive providing off-road parking for 2/3 vehicles. Attractive flower beds.

South facing rear garden

One of the features of the property is the delightful South facing rear garden. Full width patio area. Remainder laid to lawn, having attractive flower borders. Garden shed with attached sun veranda. Further patio area.

Detached garage

4.50m x 2.54m (14'9" x 8'4")

Pitched roof. Light. Workbench.

Required Information

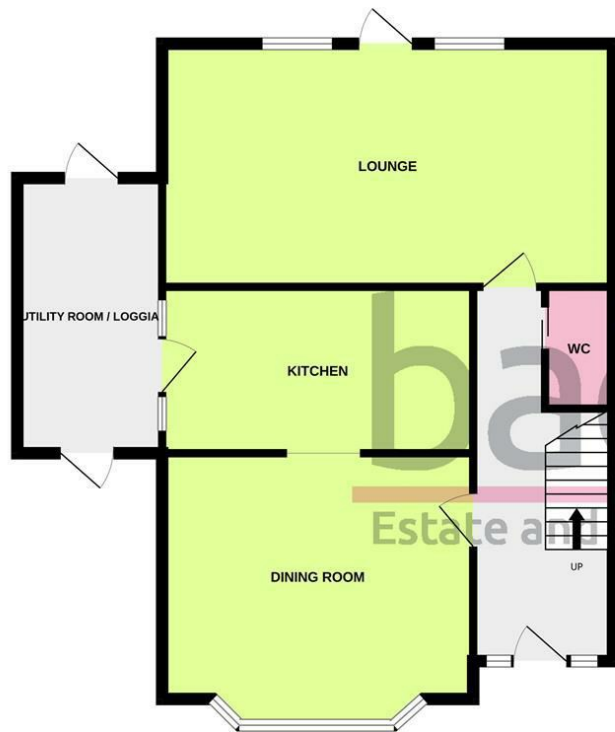
Council tax band: D

Draft version: 1

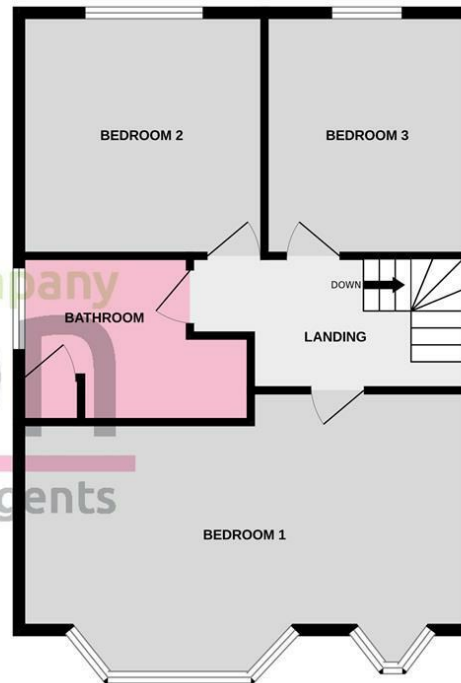
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA: 1397 sq.ft. (129.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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