



77 Cranleigh Road, Worthing, BN14 7QW
Asking Price £435,000

John Edwards & Co is delighted to present this semi-detached house in Cranleigh Road, in the heart of the ever popular Broadwater area, close to both Broadwater Village and Thomas A'Becket, with their shops, cafés, restaurants, and pubs, and only a short distance from the mainline train station and town centre/seafront. It is also situated in the coveted TAB catchment area.

The property comprises three bedrooms, two good sized reception rooms, a fully fitted kitchen, a conservatory large enough to function as a further reception room, a utility room with downstairs WC, a family bathroom, an second, upstairs separate WC, and well maintained front and rear gardens.

This is a genuinely lovely family home in a hugely desirable area, and viewing is essential to fully appreciate all it has to offer.

EXTERIOR

The front garden is enclosed within a low concrete wall and is laid to lawn and fringed with established plant, shrub, and flower borders, with plenty of space for potted plants and a mature tree. A wrought iron gate opens onto a patio pathway which leads to the front door, which is sheltered beneath a storm porch with overhead lighting. A hard standing pathway leads around the side of the property and enables secure gated access to the rear.

ENTRANCE HALL



The entrance hall has a laminate wood floor, a coved and textured ceiling with pendant lighting, a smoke detector, a radiator, power points, and doors into reception rooms one and two, a good sized under stairs cloakroom, and a separate smaller understairs storage cupboard which houses the meterage.

RECEPTION ROOM ONE - LIVING ROOM



Good sized living room which has a carpeted floor, a textured ceiling with pendant lighting, a radiator, TV and power points, a large feature fireplace with wooden mantel and stone hearth, and a double-glazed half bay window to front aspect. A set of folding wood and glass panelled doors open into the second reception room.

RECEPTION ROOM TWO - DINING ROOM



Second good sized reception room which has a carpeted floor, a coved and textured ceiling with pendant lighting, wall-mounted lighting, a radiator, power points, plenty of space for a large dining table and chairs, and an open archway into the kitchen, with a set of wood and glass panelled doors opening into the conservatory.

KITCHEN



The kitchen features a range of wall and base mounted cabinets with undercabinet lighting, rolled top work surfaces with an inset sink and drainer, a freestanding oven and grill with four burner gas hob and extraction unit over, and space and plumbing for a dishwasher. There is a vinyl floor, a wood panelled ceiling with suspended spotlighting, power points, part-tiled walls, and double-glazed windows to rear aspect.

CONSERVATORY



The conservatory is a good sized concrete and double-glazed construction, which has a laminate wood floor, double-glazed windows to rear and side, a pitched roof, wall-mounted lighting, a radiator, power points, plenty of space for lounge furniture, and doors opening to rear and side into the rear garden. There is also a separate door into the downstairs WC/utility room.

DOWNSTAIRS WC/UTILITY ROOM

This convenient downstairs cloakroom has a low-level WC and wall-mounted hand wash basin, rolled top work surfaces, and space and plumbing for a washing machine and tumble dryer. There is wall-mounted lighting, a tiled floor, tiled walls, and opaque double-glazed windows to side aspect

FIRST FLOOR LANDING



The landing is carpeted, with a coved and textured ceiling, pendant lighting, and the doors into all three bedrooms, the bathroom, and the separate WC. There is also access into the loft via a ceiling hatch, and a good sized airing cupboard featuring several linen shelves. A large window to side aspect provides plenty of natural light.

BEDROOM ONE



Good sized double bedroom which has a carpeted floor, a coved and skimmed ceiling with pendant lighting, TV and power points, a radiator and a large double-glazed half bay window to front aspect.

BEDROOM TWO



Second good sized double bedroom which has a carpeted floor, a coved and textured ceiling with pendant lighting, power points, a radiator, and double-glazed windows to rear aspect.

BEDROOM THREE



The third bedroom features a carpeted floor,

a coved and textured ceiling with pendant lighting, a radiator, TV and power points, and double-glazed windows to front aspect.

alongside the rear of the property, gated access through to the front garden, and an outside tap.

BATHROOM



The bathroom features a two-piece suite comprising a P-shaped bath with folding glass screen and shower over, and a cameo-style hand wash basin with storage below. There is a vinyl floor, a coved and skimmed ceiling with suspended spotlighting, a radiator, a heated towel rail, a wall-mounted mirror-fronted vanity unit, and opaque double-glazed windows to rear aspect.

SEPARATE WC

The convenient separate cloakroom features a low-level WC, a vinyl floor, a coved and textured ceiling with pendant lighting, and an opaque double-glazed window to side aspect.

REAR GARDEN



The rear garden is laid to lawn, and fringed with shingled flower beds, with plenty of space for potted plants. A patio path leads to a large hardstanding area towards the rear which provides further space for outdoor seating, barbecuing, and alfresco dining, and a large wooden shed. There is also gated access to the alley running

Floor Plan

Cranleigh Road Worthing, BN14 7QW

Approximate Gross Internal Area = 106.3 sq m / 1144 sq ft

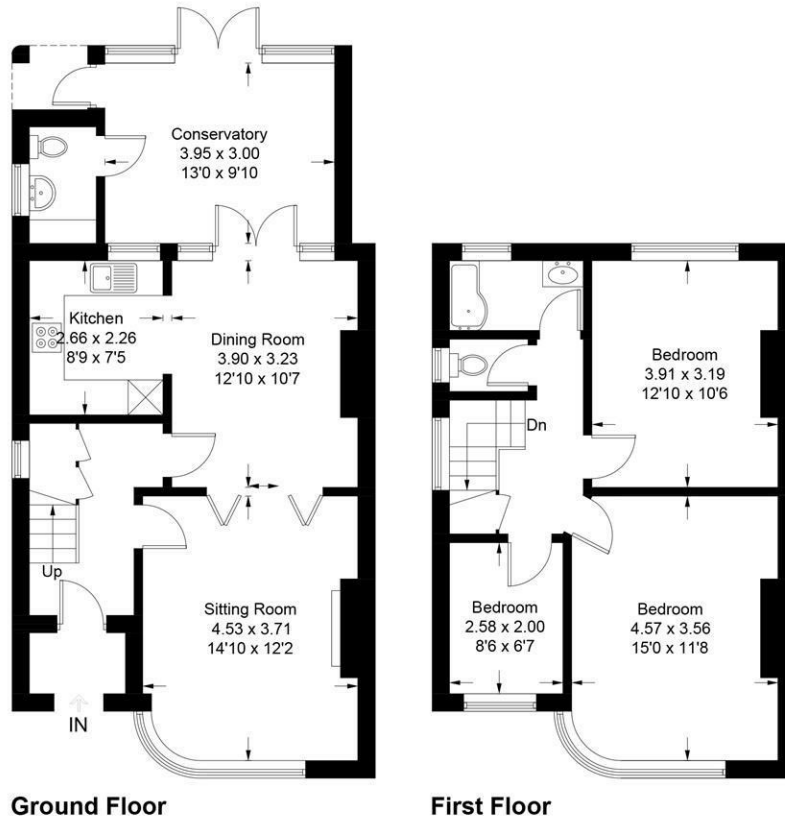
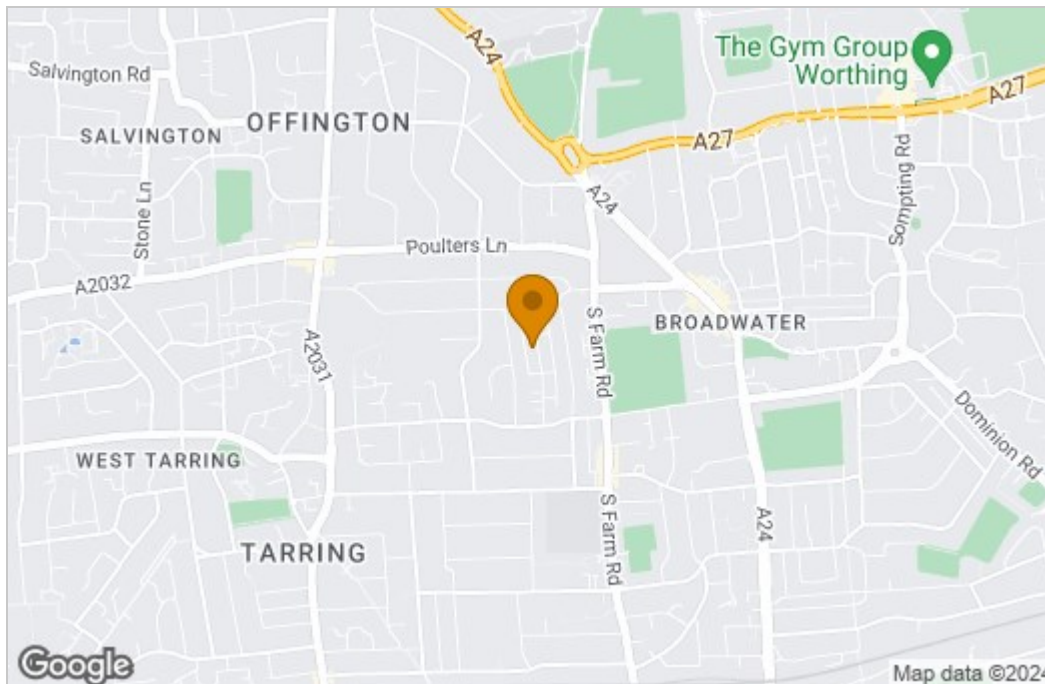
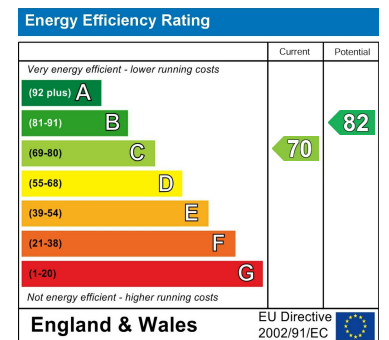


Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2023

Area Map



Energy Efficiency Graph



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