



53 Cranleigh Road, Worthing, BN14 7QW
Asking Price £475,000

John Edwards & Co is delighted to present this end-of-terrace 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, a spacious main living room, a fully fitted kitchen with extended dining/family room, a utility room, downstairs WC, front and rear gardens, off-street parking, and a separate home office/salon/gym, or treatment room, for those seeking to work from home.

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 behind a low concrete wall, and is fringed with established plant, shrub, tree, and flower borders. It is laid to shingle, providing off-road parking for a single car, and a patio path leads to the front door which is sheltered beneath a storm porch, with pendant lighting and some wall-mounted shelving. In addition, there is plenty of space for potted plants and bin storage.

ENTRANCE HALL



The entrance hall has a solid wood floor, a skimmed ceiling with pendant lighting and a smoke detector, a vintage-style radiator, dado rails, the stairs to the first floor landing, and the doors into the living room and kitchen. In addition, there are two understairs storage cupboards, one of which houses the electric meter.

LIVING ROOM



Good sized living room which has a carpeted floor, a coved and skimmed ceiling with pendant lighting, picture rails, a radiator, TV and power points, a large ornamental, working fireplace with wooden mantel and stone hearth, and a double-glazed half bay window to front aspect.

KITCHEN



The kitchen features a range of wall and base mounted units, square-edged stone work surfaces with an inset sink and drainer, a large peninsula with breakfast bar and space for stools, an integrated extractor hood with space for a large range cooker, an integrated dishwasher, and power points. There is a solid wood floor, a coved and skimmed ceiling with suspended bar lighting, picture rails, and the door into the utility room. The kitchen leads through into the extended family room.

EXTENDED DINING/FAMILY ROOM



Beautifully extended room which has space for both dining and lounge seating. A solid wood floor, a pitched ceiling with pendant lighting and Velux windows to rear aspect, TV and power points, and bi-folding double-glazed doors to rear aspect into the garden.

UTILITY ROOM



This separate utility room has base mounted units, square-edged solid wood work surfaces with an inset sink, space and plumbing for a washing machine and tumble dryer, and some wall-mounted shelving. There is a tiled floor, a coved and skimmed ceiling with inset spotlights and a smoke detector, and the doors into a good-sized pantry, and the downstairs WC.

DOWNSTAIRS WC



Convenient separate downstairs cloakroom which features a two piece suite comprising a low-level WC, and a cameo-style hand wash basin with storage below. There is a tiled floor, a coved and skimmed ceiling with central ceiling light, part-tiled walls, a heated towel rail, and an extractor fan.

STAIRS & FIRST FLOOR LANDING



The stairs are carpeted with a wooden balustrade, and a double-glazed opaque window at the half landing level. On the landing itself, there is a carpeted floor, a skimmed ceiling with pendant lighting and a smoke detector, and the doors into all three bedrooms, the family bathroom, and access into the loft via a ceiling hatch where the boiler is situated.

BEDROOM ONE - MASTER



Bright and spacious main double bedroom which has a carpeted floor a skimmed ceiling with pendant lighting, picture rails, TV and power points, a radiator, plenty of inbuilt wardrobe storage, a feature bare brick fireplace, and a double-glazed half bay window to front aspect.

BEDROOM TWO



Second good sized double bedroom which has a carpeted floor, a skimmed ceiling with pendant lighting, picture rails, a radiator, inbuilt shelves and wardrobe storage, and double-glazed window to rear aspect.

BEDROOM THREE



Third single bedroom which has a carpeted floor, a coved and skimmed ceiling with pendant lighting, picture rails, power points, a radiator, and double-glazed windows to front aspect.

FAMILY BATHROOM



Good sized family bathroom, which features a four-piece suite comprising a panelled bath, a corner shower cubicle with folding glass screen, a wall-mounted hand wash basin, and a low-level WC with concealed cistern. There is a tiled floor, part-tiled walls, a skimmed ceiling with inset spotlighting and an extractor fan, and opaque double-glazed windows to rear aspect.

AIRING CUPBOARD



Good sized airing cupboard with several linen shelves and an internal radiator

REAR GARDEN



The rear garden is laid to lawn and fringed with established plant, shrub, and flower borders. A large porcelain tile section provides plenty of space for garden furniture, barbecuing, and alfresco dining, with a large wooden pergola, and a separate patio area towards the rear provides further outdoor seating space, and is sheltered beneath a wooden gazebo.

In addition there is access into two separate exterior storage cupboards, both with power and light, exterior lighting, brackets for hanging baskets, exterior power points, access into the home office, and gated access into the shared driveway situated to the side of the property. A side passage, enabling gated access into the front garden, is sheltered beneath a lean-to, which also has various wall-mounted shelving.

HOME OFFICE



The property also has the benefit of a converted garage which can be used as a home office, salon, treatment room or home gym for those looking to work from home. It has a wooded floor, a coved and skimmed ceiling with pendant lighting, picture rails, double-glazed windows to side, and double-glazed doors opening to front, and is fully insulated.

Floor Plan

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Approximate Gross Internal Area = 108.3 sq m / 1166 sq ft
 Outbuilding = 14.8 sq m / 159 sq ft
 Total = 123.1 sq m / 1325 sq ft
 (Excluding Lean To)

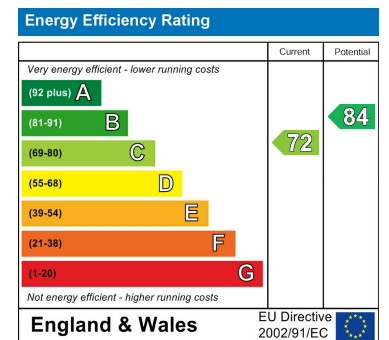


Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2024

Area Map



Energy Efficiency Graph



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