



## 21 Cross Lane, Worthing, BN14 0UQ

### Asking Price £525,000

John Edwards & Co is delighted to present this stunning three bed terraced cottage in the heart of picturesque Findon Village, nestled at the foot of the famous South Downs National Park and Cissbury Ring, and a short distance from the A27, enabling easy access to London, Brighton, and central Worthing.

The property, which has been beautifully renovated and extended throughout by the present owners, comprises three double bedrooms, a spacious main living room, a fully fitted contemporary kitchen with integrated appliances and extended dining/family room, two bath/shower rooms with additional downstairs WC, a separate utility room, and well maintained front and rear gardens. There is also a separate private garage, and off street parking.

This is a genuinely lovely family home in a hugely desirable location, and one in which we anticipate a great deal of interest. Viewing is essential to fully appreciate all it has to offer.

## EXTERIOR

The front garden is enclosed behind a low flint and brick wall, and laid to lawn with established plant, shrubs, and flower borders. A brick paved pathway leads to the front door, which is sheltered beneath a storm porch, with exterior lighting, and brackets for hanging baskets.

## PORCH



The porch has a decorative ceramic tiled floor, a skimmed ceiling with pendant lighting, and a wood and glass panelled door opening into the hallway.

## HALLWAY



The hallway has a vinyl click herringbone floor, a corniced and skimmed ceiling with inset spotlighting and a smoke detector, a radiator, and the doors into the living room, the Kitchen and extended breakfast/dining room, the stairs to the first floor landing, and the downstairs WC.

## LIVING ROOM



Bright and spacious main living room, which has a carpeted floor, a corniced and skimmed ceiling with pendant lighting, TV and power points, built-in cupboards and shelves, a radiator, a large leaded double-glazed bay window to front aspect with inbuilt wooden window seat and storage below, and a decorative (non-working) recessed tile fireplace with wooden mantel.

## KITCHEN & EXTENDED DINING/FAMILY ROOM



The kitchen features a range of wall and base mounted shaker-style cabinets, square-edged work surfaces with a double sink, integrated appliances including two ovens, two grills, a fridge/freezer, wine cooler fridge, and four burner electric hob, and a large central island with storage below, a breakfast bar with space for stools, and overhead statement pendant lighting. There is a vinyl click herringbone floor, a skimmed ceiling with inset spotlights, a smoke detector, and integrated speaker system, power points, a radiator, and an open archway into the extended dining/family room.

## EXTENDED DINING/FAMILY ROOM



This beautifully extended space has a vinyl click herringbone floor, a pitched ceiling with two Velux windows to rear aspect and pendant lighting, power points, plenty of space for a large dining table and chairs, a contemporary radiator, and bi-folding doors into the rear garden.

## DOWNSTAIRS WC



The convenient downstairs cloakroom has a three piece suite comprising a low-level WC and a cameo-style hand wash basin with storage below. There is a decorative ceramic tiled floor, part wood panelled walls, a skimmed ceiling with central ceiling light, and an opaque double-glazed leaded window to front aspect.

## STAIRS & FIRST FLOOR LANDING



The stairs are carpeted with a wooden balustrade. On the landing level there is a carpeted floor, a corniced and skimmed ceiling with inset spotlighting and a smoke detector, power points, the doors into bedrooms two and three, the family bathroom, and the utility room, and the stairs to the second floor landing.

## BEDROOM TWO



Good sized double bedroom which has a carpeted floor a corniced and skimmed ceiling with pendant lighting, part wood panelled walls, power points, a radiator, plenty of inbuilt wardrobes, and leaded double-glazed windows to front aspect, with stunning views across to the Gallops and South Downs.

## BEDROOM THREE



Good sized double bedroom which has a carpeted floor, a corniced and skimmed ceiling with pendant lighting, part wood panelled walls, inbuilt wardrobes, a radiator, power points, and double-glazed leaded windows to the rear aspect.

## FAMILY BATHROOM



The family bathroom features a four-piece suite comprising a panelled bath with shower attachment, a cameo-style hand wash basin with storage below, a corner shower cubicle with large rainfall-style showerhead and sliding glass door, and a low-level WC. There is a ceramic tiled floor with underfloor heating, tiled walls, a skimmed ceiling with inset spotlighting and an extractor fan, a heated towel rail, and double-glazed opaque leaded windows to rear aspect.

## UTILITY ROOM



Convenient first floor utility room which features wall and base mounted shaker-style cabinets, a square-edged wooden work surface with an inset sink and drainer, and space and plumbing for a washing machine. There are part-tiled walls, power points, a radiator, a vinyl click herringbone floor, a skimmed ceiling with inset spotlighting, and an opaque leaded double-glazed window to front aspect.

## STAIRS & SECOND FLOOR LANDING



The stairs to the second floor are carpeted with a wooden balustrade, a skimmed ceiling, pendant lighting, a smoke detector, and Velux windows to front aspect.

## BEDROOM ONE - MASTER



This newly converted loft room is now a spacious double bedroom with a carpeted floor, a skimmed ceiling with pendant lighting and a smoke detector, a vertical radiator, plenty of fitted wardrobes, and dual aspect Velux windows to front and rear with spectacular downland views. There are also some under-eave storage cupboards – one of which houses the boiler presently servicing the property, and the doors into the ensuite shower room.

## ENSUITE SHOWER ROOM



The ensuite shower room features a three-piece suite comprising a recessed shower cubicle with large rainfall-style showerhead and sliding glass door, a cameo-style hand wash basin with storage below, and a low-level WC. There is a ceramic tiled floor, tiled walls, a skimmed ceiling with inset spotlighting and an extractor fan, a heated towel rail, and a Velux window to front aspect with further stunning downland views.

## REAR GARDEN



The rear garden is laid to lawn and fringed with raised sleeper beds with establish plants shrubs and mature fruit trees, including cherry and apple trees. A pathway leads to a raised patio section towards the rear with plenty of space for outdoor seating, barbecuing, and alfresco dining, and there is an outside tap, a storage unit, brackets for hanging baskets, and inset LED spotlighting.

## GARAGE & PARKING



The property also has the benefit of a private garage, which has an up-and-over door, a hardstanding floor, and an additional parking space situated directly outside.

# Floor Plan

## Cross Lane, Findon Village, BN14 0UQ

Approximate Gross Internal Area = 124.5 sq m / 1340 sq ft

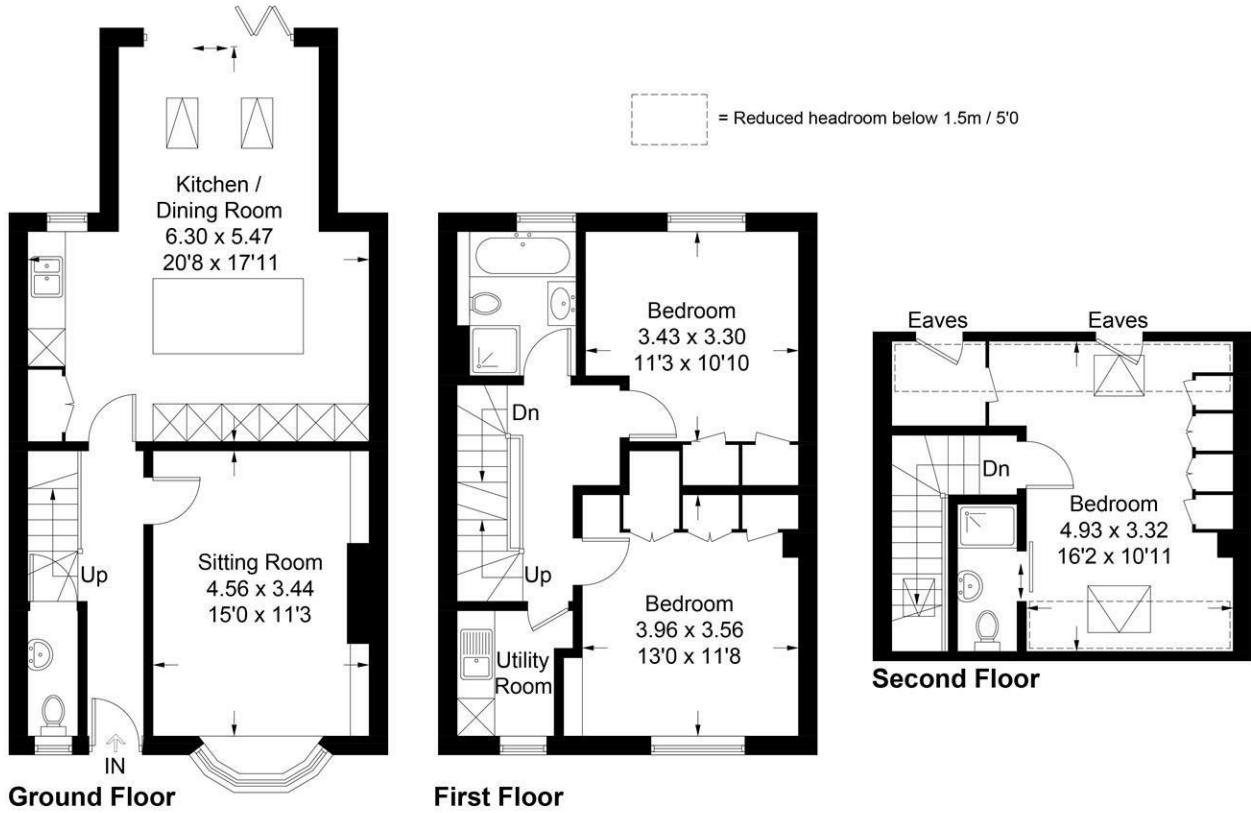
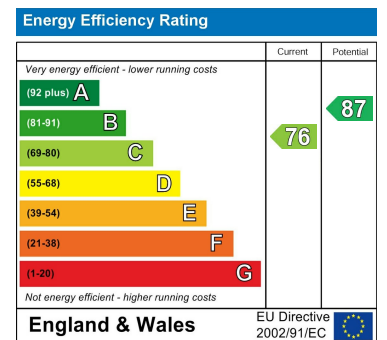


Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2024

# Area Map



# Energy Efficiency Graph



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