



101 Cranworth Road, Worthing, BN11 2JE
Guide Price £450,000

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Well presented and expertly extended three double bedroom period house situated in popular Cranworth Road, Central Worthing. The property is ideally situated within close proximity of Worthing Town Centre, seafront, hospital, railway station, schools and shopping facilities. Accommodation briefly comprises 24ft open plan lounge/diner, modern fitted kitchen, first floor landing, two double bedrooms, modern family bathroom, second floor 18ft master bedroom and modern ensuite. Externally the property benefits from a low maintenance West aspect private rear garden and front garden.

- Well Presented
- Expertly Extended
- Three Double Bedroom
- Older Style Terraced House
- Ensuite And Family Bathroom
- 24ft Open Plan Lounge Diner
- Modern Fitted Kitchen
- West Aspect Private Rear Garden
- Town Centre Location





Entrance

UPVC front door opening to.

Open Plan Lounge/Diner

7.42m x 4.09m (24'4 x 13'5)

Feature working log burner with brick surround, marble hearth and wooden mantel. Double glazed window to front. Fitted shutters. Three radiators. Oak laminate flooring. Levelled ceiling. Two ceiling pendant lights. Space for lounge and dining room furniture. Stairs to first floor landing. Double glazed door to rear. Opening to:

Modern Fitted Kitchen

3.48m x 2.97m (11'5 x 9'9)

Quartz granite work surfaces incorporating One & half bowl stainless steel sink with drainer and extendable hose mixer tap. Five ring gas hob with glass splashback and extractor hood over, fitted oven/grill below. Integrated dishwasher. Space and plumbing for American style fridge/freezer, washing machine and tumble dryer. Range of matching cupboards, drawers and wall units. Two double glazed windows. Tiled flooring. Levelled ceiling. Inset spotlights.

First Floor Landing

Levelled ceiling. Two ceiling pendant lights. Doors to all first floor rooms.

Bedroom Two

4.14m into wardrobe x 3.58m (13'7 into wardrobe x 11'9)

Double glazed window to front. Fitted shutters. Radiators. Fitted wardrobes with hanging space. Amtico flooring. Levelled ceiling. Inset spotlights.

Bedroom Three

3.61m into wardrobe x 2.62m (11'10 into wardrobe x 8'7)

Double glazed window to rear. Fitted shutters. Radiator. Built in wardrobe with shelving, hanging space and mirrored sliding doors. Amtico flooring. Levelled ceiling. Inset spotlights.

Family Bathroom/Wc

3.48m x 2.92m (11'5 x 9'7)

Modern white suite comprising stand alone bath tub with mixer tap and handheld attachment. Step in shower unit with rainfall shower, wall mounted controls, handheld attachment and glass door. Low level flush push button w/c. Wash hand basin with tiled splashback, mixer tap and storage cupboard below. Part tiled walls. Amtico flooring. Radiator. Backlit wall mirror. Storage cupboard housing combi boiler. Obscure glass double glazed window. Fitted shutters. Two 'Velux' windows. Levelled ceiling. Inset spotlights. Extractor fan.

Second Floor

Stairs rising to second floor.

Bedroom One

5.49m x 4.01m (18' x 13'2)

West aspect double glazed French doors opening to Juliette balcony. Further West aspect double glazed window. 'Velux' window to front. All fitted with blackout blinds. Radiator. Amtico flooring. Eaves storage. Space for dressing table. Levelled ceiling. Inset spotlights. Ceiling fan. Door to:

Ensuite/Wc

Step in corner shower with wall mounted controls and sliding door. Concealed cistern push button w/c. Vanity unit incorporating wash hand basin with storage cupboard below. Heated towel radiator. 'Velux' window. Tiled flooring. Levelled ceiling. Inset spotlights. Extractor fan.

West Aspect Rear Garden

Composite decking providing space for outdoor furniture ideal for entertaining. Enclosed by 6ft fence and wall. Remainder laid to shingle & patio for ease of maintenance.

Garden/Storage Room

Double glazed door and window. Benefitting from power and light.

Front Garden

Access gate. Pathway to front door. Remainder laid to shingle. Enclosed by low wall.

Required Information

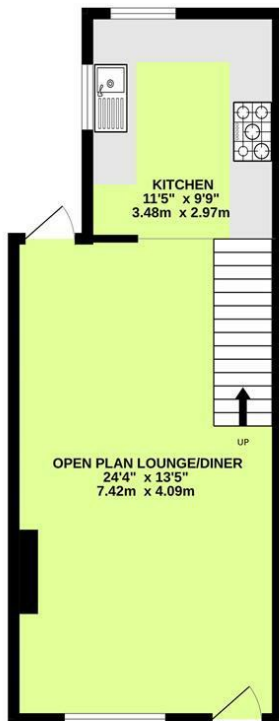
Council tax band: B

Version: 1

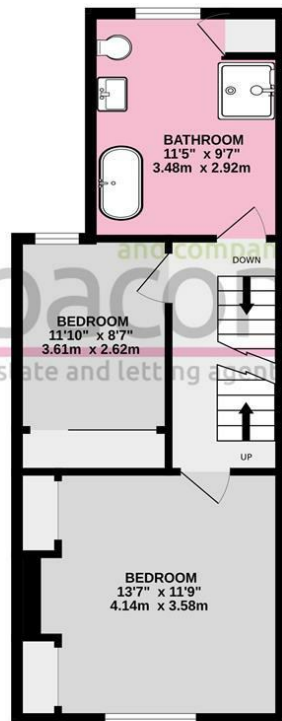
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



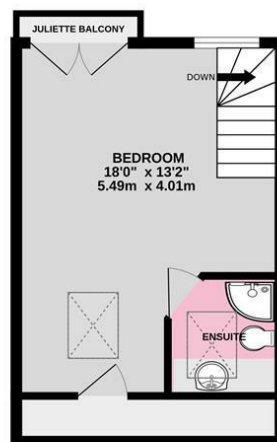
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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		
(81-91)	B		84
(69-80)	C	63	
(55-68)	D		
(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 confirm their condition or working order.

