



31 Cranworth Road, West Sussex, BN11 2JE
£350,000

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A well presented older style terraced house in popular Cranworth Road, Central Worthing situated within close proximity of Worthing Town Centre, hospital, seafront and mainline railway station. Briefly the accommodation comprises entrance hall, open plan living and dining room, kitchen, sun room, first floor landing, two bedrooms and bathroom/wc. Externally the property benefits from a West aspect rear garden and low maintenance front garden. Viewing highly recommended.

- Central Worthing Location
- Popular Mid-Terrace House
- West Aspect Rear Garden
- Two Bedrooms
- Open Plan Living/Dining Room
- Kitchen
- Sun Room
- Bathroom/wc
- CHAIN FREE





Front door to:

Entrance Lobby

Opening to:

Open Plan Living/Dining Room

6.63m x 4.01m (21'9 x 13'2)

Dual aspect. Two double glazed windows to front and rear garden. Two radiators. Grey wood effect laminate flooring. Opening to:

Kitchen

3.48m x 2.36m (11'5 x 7'9)

Roll edge work surface having inset single bowl stainless steel sink with swan neck mixer tap and draining board. Gas slot in cooker with 4 ring hob. Space and plumbing for washing machine. Space and plumbing for dishwasher. Matching range of cupboards and drawers comprising of cupboards and drawer. Further matching eye level wall units. Tiled floor. Access to under stairs storage cupboard. Wall mounted 'Potterton' gas boiler supplying gas central heating and hot water. Double glazed window. Double glazed door to:

Sun Room

2.36m x 1.57m (7'9 x 5'2)

Perspex roof. Tiled floor. Double glazed window to side. Double glazed French doors leading to REAR GARDEN.

Stairs from living/dining room to:

Landing

Access to loft via hatch. Split level landing.

Bedroom One

4.01m x 3.07m (13'2 x 10'1)

Double glazed window to front. Radiator. Two recessed wardrobes in alcove benefiting from shelving and hanging rail.

Bedroom Two

3.40m x 2.49m (11'2 x 8'2)

Double glazed window to rear. Radiator. Recessed wardrobe in alcove benefiting from shelving and hanging rail.

Bathroom

3.25m max x 2.49m (10'8 max x 8'2)

White suite comprising: Panelled 'P' shaped bath with

mixer tap, tiled surround and glazed shower screen. Wall mounted controls with shower over bath. Pedestal wash hand basin with mixer tap. Close coupled wc. Radiator. Mirrored medicine cabinet. Double glazed window. Ladder style towel radiator.

Outside

West Facing Rear Garden

Paved for ease and maintenance. Formal wall and 6ft fence surround. Borders of mature shrubs, bushes and trees. Timber built shed.

Front Garden

Formal wall to front. Paved for ease and maintenance.

Tenure and Council Tax Band

Tenure: Freehold

Council tax band: Band B

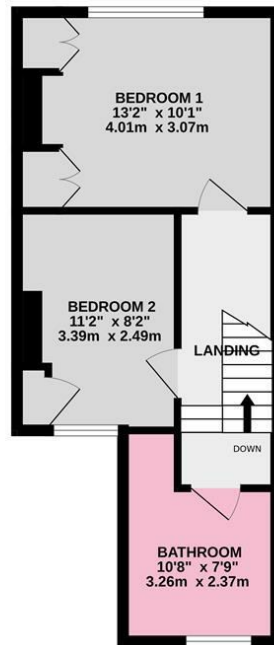
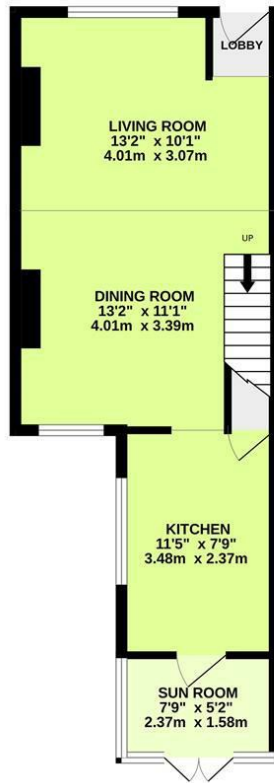
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR

1ST FLOOR



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TOTAL FLOOR AREA: 797sq.ft. (74.0 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			86
(81-91) B			
(69-80) C		65	
(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.



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