



47 Cranleigh Road

, Worthing, BN14 7QN

Guide price £440,000

Freehold Council Tax Band C

We are delighted to offer for sale this attractive family home, ideally located within an enviable position of Broadwater.

The accommodation comprises entrance hall, a bright bay fronted living room, separate dining room with patio doors opening directly onto the rear garden. The modern fitted kitchen/breakfast room is well appointed with a range of base and eye level units, offering plenty of storage and workspace.

To the first floor, there are three good size bedrooms, along with a refitted family bathroom featuring both a bath and separate shower.

Further benefits include gas fired central heating, double glazing throughout and is offered for sale with no forward chain.

Externally, the front of the property provides a smart slate driveway offering off road parking. The rear garden is a particular feature, enjoying a sunny west facing aspect and offering a generous area of lawn alongside a patio seating area. In addition, there is a garage accessed via a personal door and walkway, providing useful storage space or further parking if required.

Situated in Cranleigh Road, close to a range of shopping facilities at Broadwater Street West, the property is also near to Worthing town centre with a more comprehensive and wider choice of bars, shops and restaurants. The mainline railway station can be found approximately two miles distant, and bus services pass the surrounding district.

Entrance Hall

Bay Fronted Living Room 13'8 x 12'6 (4.17m x 3.81m)





Dining Room With Patio Doors
13'2 x 11" (4.01m x 3.35m)

Modern Fitted Kitchen/Breakfast
Room

15'7 x 8'7 (4.75m x 2.62m)

Stairs To First Floor

Re fitted Bathroom With Shower &
Bath

Bedroom One
13'10 x 11'1 (4.22m x 3.38m)

Bedroom Two
12'7 x 12'5 (3.84m x 3.78m)

Bedroom Three
8'5 x 7'9 (2.57m x 2.36m)

West Facing Rear Garden

Garage To Rear

Driveway



Floor Plan



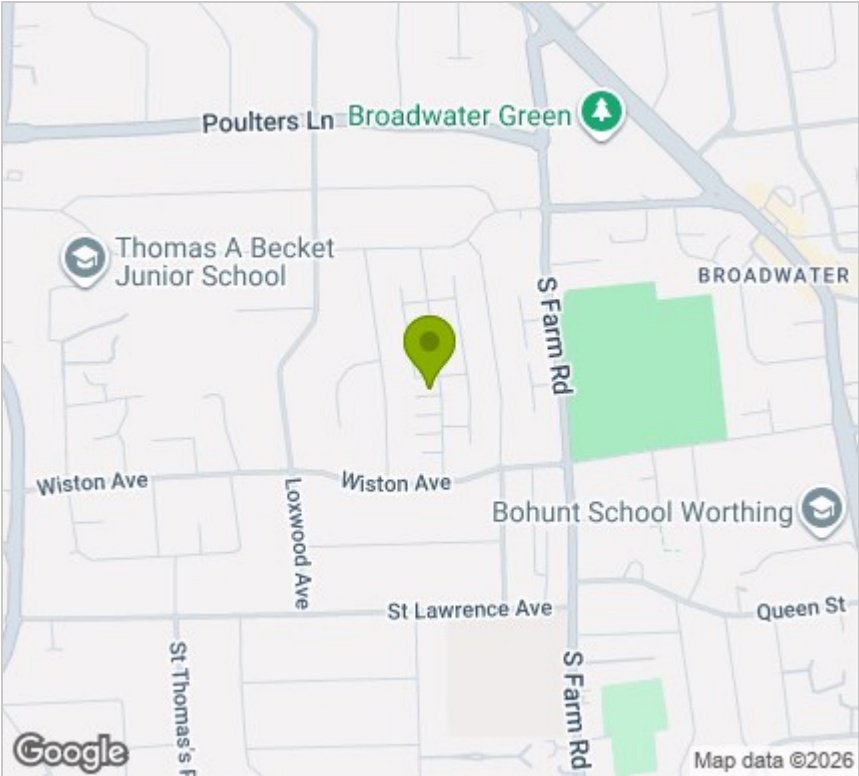
Viewing

Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

Area Map



Energy Efficiency Graph

