



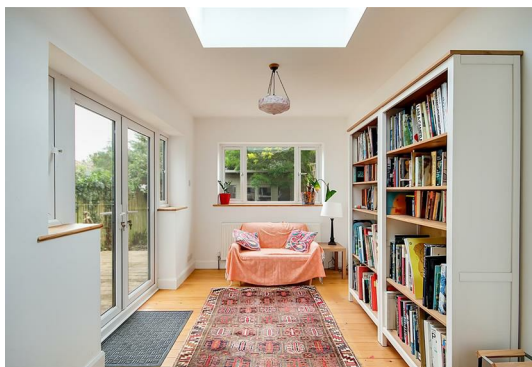
66 Cranleigh Road, Worthing, BN14 7QW  
Guide Price £400,000

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An extended three bedroom terraced house situated within the highly sought after catchment area of Thomas A Becket. The accommodation consists of a covered porch, reception hall, lounge, open plan kitchen/dining room, family room, first floor landing, three bedrooms, bathroom/w.c, loft, private driveway and rear garden.

- Terraced Family Home
- Highly Sought After Road
- Three Bedrooms
- Open Plan Kitchen/Dining
- Extended Family Room
- Double Glazed Windows
- Gas Central Heating
- No Onward Chain





#### Covered Porch

Private part stained glass wooden front door to the reception hall.

#### Reception Hall

5.00m x 1.75m (16'5 x 5'9)

West aspect obscure glass single glazed window. Radiator. Dado rail. Stripped and stained floorboards. Central heating thermostat. Levelled and coved ceiling. Staircase to first floor landing with two understairs storage cupboards.

#### Lounge

5.00m into bay x 3.68m (16'5 into bay x 12'1)

West aspect via a leaded light double glazed bay window. Feature open fireplace with a raised tiled hearth, tiled inset, wooden surround and mantle over. Radiator. Coved ceiling. Glazed wooden bi-folding doors to the dining room.

#### Open Plan Kitchen/Dining Room

##### Dining Area

3.86m x 3.25m (12'8 x 10'8)

Radiator in decorative casing. Fitted display shelving and storage cupboards to either side of chimney breast. Stripped and stained wood floorboards. Levelled and coved ceiling. Opening to kitchen and family room.

##### Kitchen Area

2.82m x 2.54m (9'3 x 8'4)

Fitted suite comprising of a butler sink unit having mixer taps and storage cupboard below. Areas of solid wood work surfaces offering additional cupboards and drawers below. Matching shelved wall units. Four ring hob with extractor hood over. Fitted double oven and grill. Space for upright fridge/freezer, washing machine and slimline dishwasher. Part tiled walls. Stripped and stained wood floorboards. Levelled and coved ceiling with spotlights. East aspect double glazed window.

#### Family Room

3.66m x 2.44m (12'0 x 8'0)

Dual aspect via West and North facing double glazed windows. Roof lantern. Radiator. Stripped and stained wood floorboards. Double glazed French doors to the rear garden.

#### First Floor Landing

2.36m x 2.21m (7'9 x 7'3)

Overstairs storage cupboard. Levelled ceiling with access to loft space. Doors to all first floor rooms.

#### Bedroom One

4.47m into bay x 3.53m (14'8 into bay x 11'7)

West aspect double glazed bay window. Radiator. Levelled ceiling.

#### Bedroom Two

3.86m x 3.15m (12'8 x 10'4)

East aspect double glazed windows. Radiator. Picture rail.

#### Bedroom Three

2.57m x 1.91m (8'5 x 6'3)

West aspect double glazed window. Radiator. Picture rail. Textured ceiling.

#### Bathroom/W.C

2.54m x 2.34m (8'4 x 7'8)

Fitted suite comprising of a panelled bath with twin hand grips. Step in shower cubicle with shower unit and tiled surround. Pedestal wash hand basin. W.C. Part wood panelled walls. Tiled flooring. Extractor fan. Built in airing cupboard. Levelled and coved ceiling with spotlights. Obscure glass double glazed window.

#### OUTSIDE

##### Private Driveway

Brick block private driveway providing off street parking.

#### Rear Garden

With the first area of garden being wood decked to the side and rear of the home offering an outside water tap, external double power socket, wall lights and two brick built store rooms. Area of garden laid to lawn with a wood trimmed flower and shrub border. To the rear of the garden is paved and houses the garden cabin as well as a gate providing rear pedestrian access.

#### Garden Cabin/Summerhouse

3.51m x 2.90m (11'6 x 9'6)

Timber construction under a pitched roof. Power and light. Windows and double doors to the rear garden.

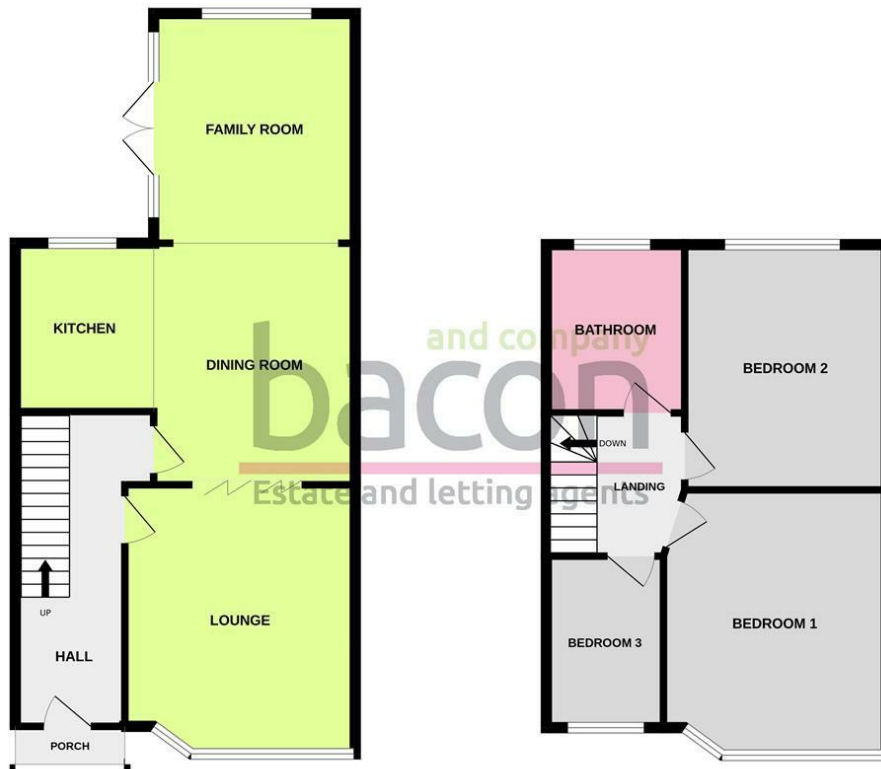
#### Council Tax

Council Tax Band C



GROUND FLOOR

1ST 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. Made with Metropix v2009.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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



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