



**Cranworth Road, Worthing, BN11 2JF**

**£325,000**



**Property Type:** Semi Detached House

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** B

- Semi Detached Period Cottage
- Two Bedrooms
- Two Reception Rooms
- Outdoor Utility Cupboard & W/C
- Contemporary Bathroom Suite
- Well presented Throughout
- Highly Sought After Town Centre Location
- East Facing Rear Garden
- Close To Local Shops, Amenities, Seafront & Worthing Mainline Station
- No Ongoing Chain

We are delighted to offer for sale this charming semi detached period cottage located in a popular residential neighbourhood in central East Worthing, close to shops, schools, parks and Worthing hospital. The property boasts two bedrooms, two separate reception rooms, modern fitted kitchen, contemporary bathroom suite, east facing rear garden and sold with no ongoing chain.





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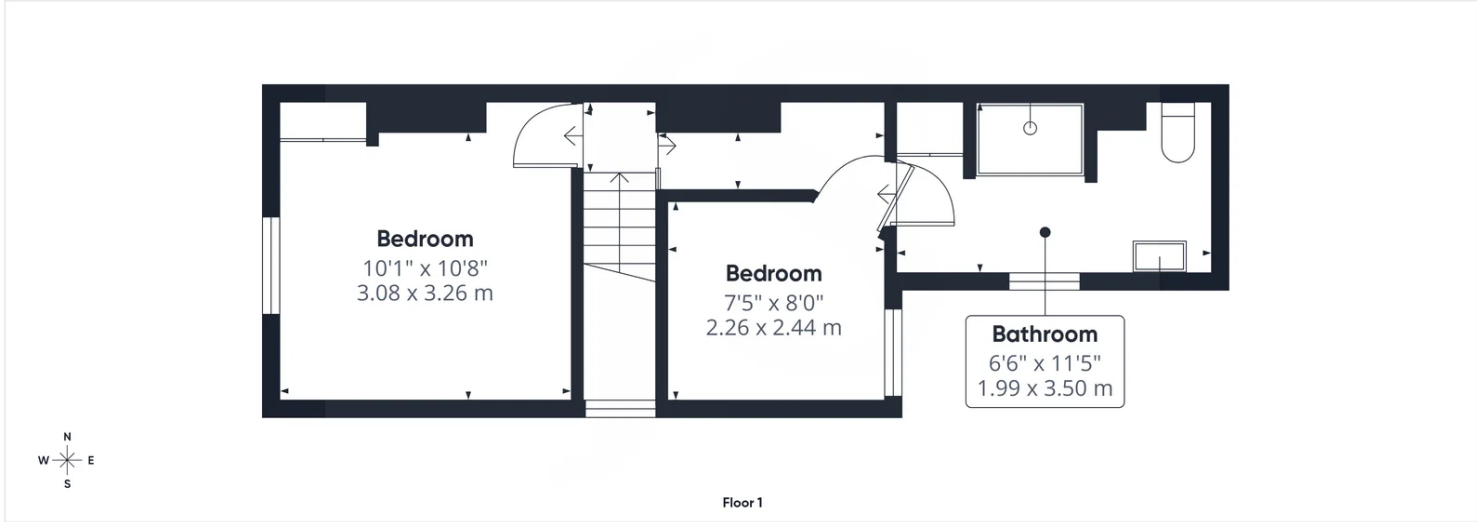
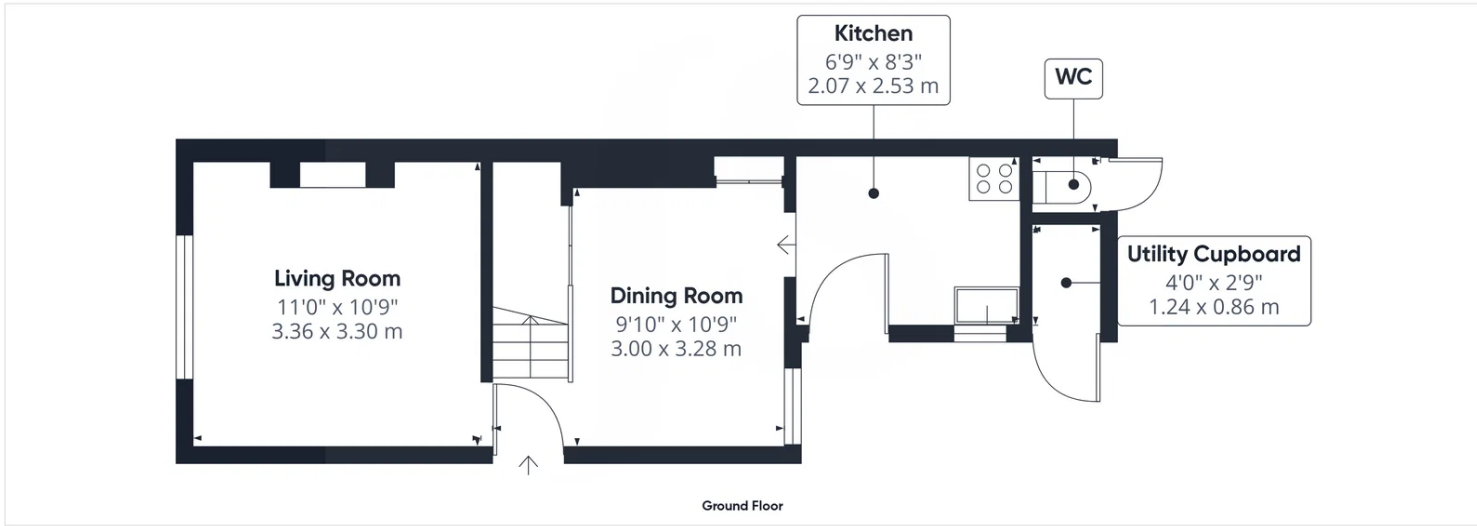
**Internal** The covered front door is positioned to the side of the property and opens into a welcoming entrance lobby, providing access to both reception rooms and stairs rising to the first floor. The west-facing living room is located at the front of the house and offers generous proportions, measuring 11'0" x 10'9". Adjacent to this is the dining room, which enjoys direct views over the rear garden, benefits from multiple built-in storage cupboards, and comfortably accommodates a large family-sized dining table. The kitchen, situated at the rear of the property, is fitted with a range of white wall and floor-mounted units and offers ample space and provision for multiple white goods. The first floor comprises two well-proportioned bedrooms and a bathroom. The principal bedroom is west-facing and measures 10'1" x 10'8", easily accommodating a large double bed along with freestanding furniture. The south-facing bathroom is fitted with a contemporary three-piece suite, including a walk-in shower, WC, and hand wash basin.

**External** To the front of this charming cottage is a paved garden, complemented by mature planted borders and secure side access leading to the rear via a gated entrance. The rear garden has been thoughtfully designed for low-maintenance living and is predominantly paved, featuring a raised decked area at the far end that provides an ideal space for outdoor dining and enjoying the sunshine. The garden has uninterrupted views and receives sunshine all afternoon. Additional benefits include a variety of established shrubs, along with access to an outdoor utility cupboard and a separate WC.

**Situated** In the popular central Worthing area, nearby parks are less than half a mile away, offering tennis courts and picnic areas. The town centre and seafront promenade are both situated less than half a mile away. Local buses are available on Lyndhurst Road and Worthing mainline train station is approximately one mile away and East Worthing train station is approximately a mile away.

**Council Tax Band B**





Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.