Cranleigh Road, Worthing, BN14 7QR

£325,000

Jacobs | Steel

Property Type: Terraced House

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Council Tax Band: C

- Deceptively Spacious Mid Terraced Home
- Three Well Proportioned Bedrooms
- Two Versatile Reception Rooms
- Fitted Kitchen With Potential For Open Plan Conversion
- West Facing Rear Garden
- Brick Built Garage
- Scope For Off Road Parking And Future Extension STPC
- Sought-After Resiential Location
- Prime Location Near Great Shops Schools, Amenities And Stations
- No Ongoing Chain

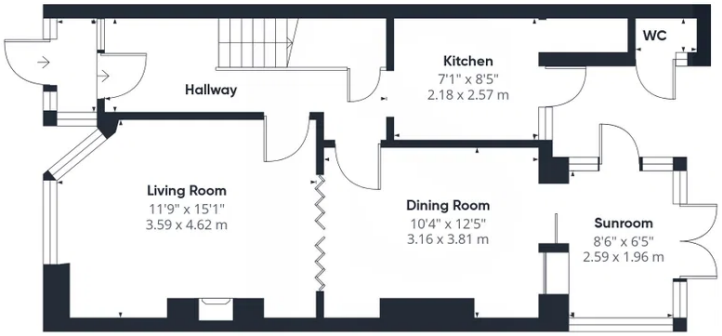
Jacobs Steel are delighted to present this deceptively spacious and well-appointed mid-terraced family home, ideally positioned on a quiet residential road within the ever-popular Thomas A Becket area. Conveniently located close to a range of local shops, amenities, and transport links, this attractive property offers well-balanced accommodation and excellent potential for further enhancement. The home features three bedrooms, two versatile reception rooms, a fitted kitchen and bathroom, a low-maintenance west facing rear garden, brick built garage and scope for off-road parking and extension (subject to the usual consents). Offered for sale with no ongoing chain, this is an excellent opportunity for families and buyers

Internal The property is approached via an attractive tiled porch, opening into a welcoming entrance hallway that sets an immediate sense of warmth and character. From here, stairs rise to the first floor, with doors providing access to all principal ground floor rooms. Situated at the front of the property, the bright and airy lounge is enhanced by a large bay window, allowing an abundance of natural light to fill the space. Double doors lead seamlessly through to the dining room, creating a versatile and generously proportioned living area perfectly suited to both everyday family life and entertaining. The dining room enjoys direct access to the rear garden via a double-glazed door, effortlessly blending indoor and outdoor living. The kitchen sits adjacent to the dining room, presenting an excellent opportunity for buyers to create a contemporary open-plan kitchen/dining space if desired (subject to any necessary consents). It is fitted with a range of wall and base units, complemented by laminate work surfaces, and offers space and provision for a variety of appliances, ensuring practicality and functionality. To the first floor, there are three well-proportioned bedrooms, two of which comfortably accommodate double beds. The principal bedroom is particularly spacious, measuring approximately X. The accommodation is completed by a tiled family bathroom, fitted with a white suite comprising a bath with shower attachment, WC, and wash hand basin.

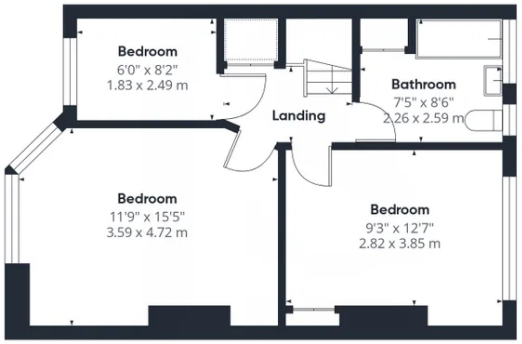
External To the front, the property enjoys a low-maintenance garden, thoughtfully arranged with paving and planted borders, all enclosed by attractive original brick walls. A pathway leads to the entrance, and there is potential to create off-road parking, subject to the usual planning consents. The west-facing rear garden offers a private and tranquil retreat, beginning with a patio area perfectly suited for outdoor seating and entertaining, and extending to a lawn framed by mature planting. Further benefits include a brick-built garage accessible from the garden, a timber outbuilding positioned to the rear, and a gate providing side access via a traditional twitten.

Location Cranleigh Road is ideally situated within the highly sought-after Thomas A Becket school catchment area, making it particularly popular with families. The property is conveniently located within walking distance of Broadwater's bustling parade of shops, offering a wide range of everyday amenities including independent retailers, cafés, supermarkets, and essential services. Worthing town centre lies approximately two miles to the south, providing an extensive selection of shopping facilities, restaurants, pubs, cinemas, theatres, and leisure attractions, along with access to the seafront and promenade. For commuters, both West Worthing and Worthing mainline railway stations are within roughly one mile, offering direct links to London, Brighton, and surrounding areas. The area is also well served by regular bus routes nearby, ensuring easy access across the town and beyond. Overall, this is a convenient and well-connected location, perfectly balancing residential tranquillity with excellent access to local amenities and transport links.

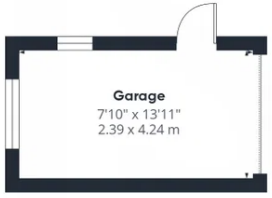
Council Tax Band C



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose 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.

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