



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



47 Cranleigh Road

, Worthing, BN14 7QN

Guide price £450,000

Freehold Council Tax Band C



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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

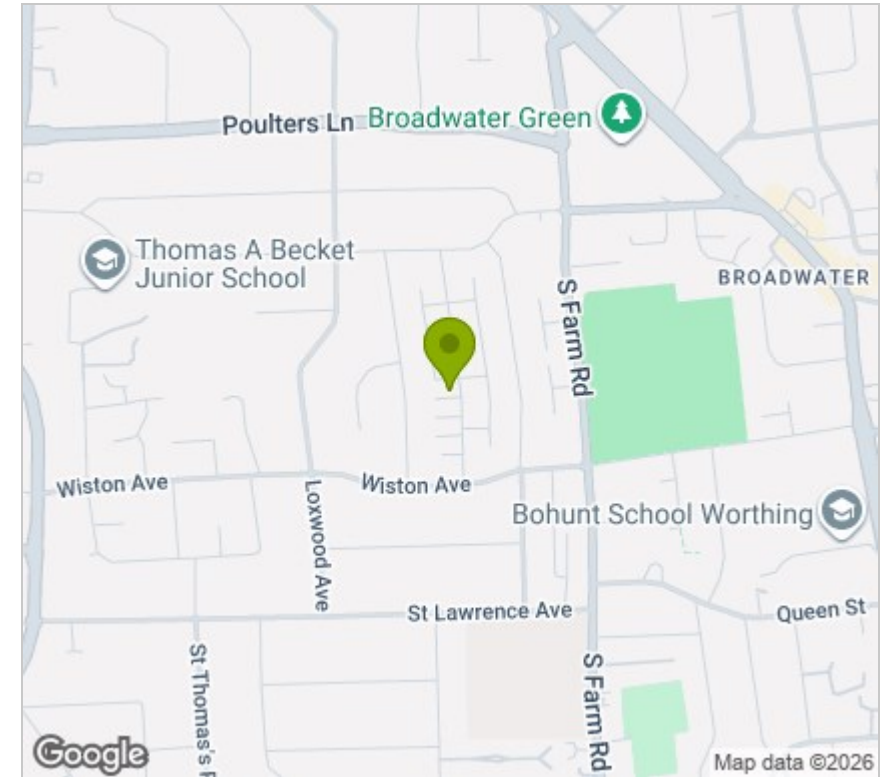
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

