



77 Cranleigh Road, Worthing, BN14 7QW  
Guide Price £395,000

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A well presented three bedroom end of terrace home with West facing garden located in the popular Thomas A' Becket catchment area. Accommodation briefly comprises; entrance hall, lounge/dining room, refitted kitchen, conservatory, ground floor utility/WC, first floor landing, three bedrooms and a family bathroom with separate WC. Externally the home offers a front garden with potential for off street parking (subject to permission) and a West facing rear garden. Benefits include gas fired central heating and double glazed windows. Viewing recommended.

- Family Home
- End Of Terrace
- Three Bedroom
- Ground Floor W/C / Utility Room
- Conservatory Extension
- West Facing Rear Garden
- Gas Central Heated & Majority Double Glazed Throughout
- Popular Thomas A Becket Catchment Area







### Entrance Hall

Radiator. Under stairs storage. Stairs rising to first floor.

### Lounge

4.52 x 3.66 (14'10" x 12'0")

Feature fire place with wood surround. Bay fronted double glazed window. Radiator.

### Dining Room

3.96 x 3.20 (13'0" x 10'6")

Radiator. Single glazed door to conservatory. Opening to;

### Kitchen

2.62 x 2.39 (8'7" x 7'10")

Refitted kitchen comprising; single drainer sink unit with mixer taps and cupboard below. Areas of roll top work surface with additional cupboards and drawers below. Matching wall mounted units. Space for fridge/freezer and cooker. Space and plumbing for dishwasher. Enclosed wall mounted boiler. Tiled walls. Double glazed window.



### Conservatory

3.94 x 3.05 (12'11" x 10'0")

Double glazed French doors. Additional double glazed door to rear garden. Radiator

### Utility Room/WC

Roll top work surface with space and plumbing for washing machine. Close coupled WC. Wall mounted wash hand basin. Double glazed window.

### First Floor Landing

Single glazed window. Access to loft.

### Bedroom One

4.57 x 3.25 (15'0" x 10'8")

Bay fronted double glazed window. Radiator. Skimmed and coved ceiling.

### Bedroom Two

3.89 x 3.20 (12'9" x 10'6")

Double glazed window. Radiator.



### Bedroom Three

2.46 x 1.96 (8'1" x 6'5")

Double glazed window. Radiator.

### Separate WC

Vinyl flooring, low flush WC, textured ceiling, PVCU double glazed obscured glass window.

### Bathroom

Fitted bathroom comprising; 'P' shaped bath with electric shower. Wall mounted wash hand basin with storage below. Chrome ladder style radiator. Double glazed window. Tiled walls. Skimmed and coved.

### Externally

#### Front Garden

Mainly laid to lawn with shrub borders. Path leading to front door. Potential for off road parking (subject to permission)

#### Rear Garden

West facing. Mainly laid to lawn. Additional patio area. Shed. Fenced to three sides with side and rear access.

### Council Tax

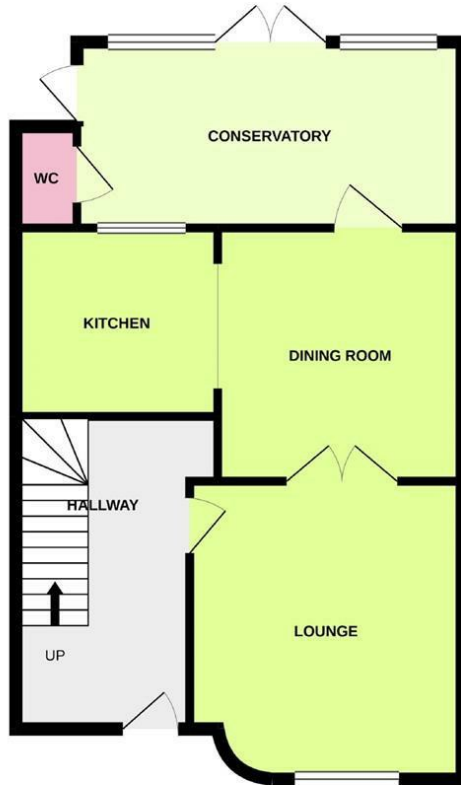
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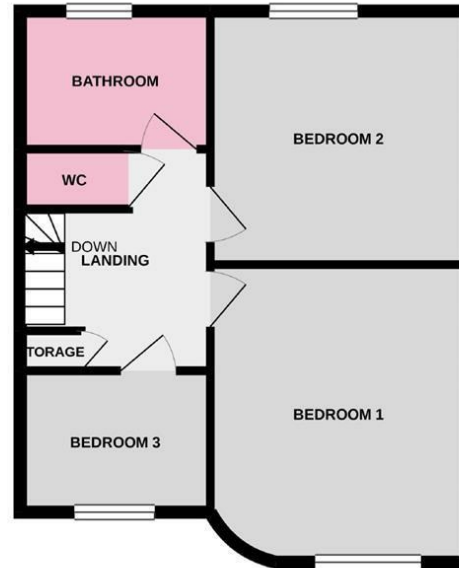




GROUND FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 1088 sq.ft. (101.0 sq.m.) approx.

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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<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 confirm their condition or working order.



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT

01903 524000

broadwater@baconandco.co.uk