



Cranleigh Road | Thomas A'Becket | Worthing | BN14 7QR  
Offers Over £425,000





We are delighted to offer this beautifully presented and spacious mid-terrace family home, ideally located in the sought-after Thomas A Becket area. Close to local shops, amenities, and excellent transport links, the property features three generous bedrooms, a bright west-facing bay-fronted lounge, a contemporary bathroom, and a large open-plan kitchen/diner. Outside, you'll find a mature rear garden and a private garage to the rear. Early viewing is highly recommended.





## Key Features

- Mid Terrace Family Home
- Three Bedrooms
- Very Well Presented Throughout
- Modern Fitted Kitchen
- Contemporary Bathroom Suite
- Potential To Extend (Subject To Required Permissions)
- Beautifully Matured East Facing Garden
- Detached Garage At The Rear
- Highly Sought After Thomas A Becket Location
- Close To Shops, Schools and Mainline Train Station



**3 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

### INTERNAL

Step through the front door into a bright and welcoming entrance hall, offering immediate access to all principal ground floor rooms, a useful under-stairs storage cupboard, and stairs leading to the first floor. To the front of the property, the elegant bay-fronted living room (14'7" x 11'10") enjoys a sunny westerly aspect, flooding the space with natural afternoon light—ideal for relaxing or entertaining in a beautifully airy setting. To the rear, the heart of the home unfolds in the form of a stunning open-plan kitchen/dining room (18' x 12'6"). Perfect for modern family living, this generous space easily accommodates a large dining table and a stylish kitchen island with seating. The kitchen is tastefully fitted with cream shaker-style wall and base units, complemented by oak-effect worktops, offering both practicality and charm. Bi-folding doors open directly onto the rear garden, seamlessly blending indoor and outdoor living. Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom (14'5" x 10'10") and second double (12'4" x 10'3") provide ample space for freestanding furniture, while the third bedroom makes for a spacious single room or an ideal home office. Completing the first floor is a stylish bathroom featuring a contemporary twist on a classic design, with a three-piece suite including a bath with overhead shower, WC, and wash basin.

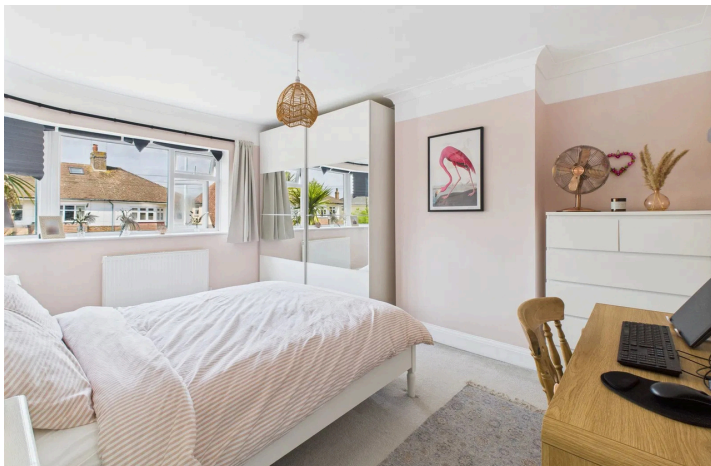
Council Tax: Band C

### EXTERNAL

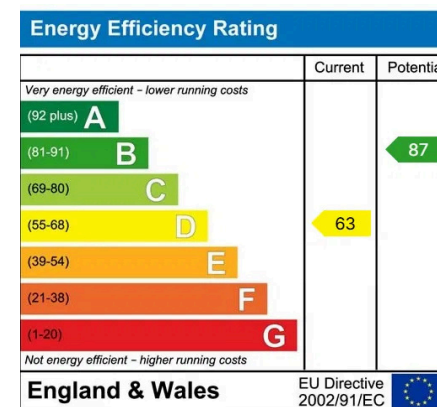
The beautifully landscaped east-facing rear garden has been thoughtfully designed to offer a variety of functional and inviting outdoor spaces. To the rear, a well-maintained lawn is framed by mature, established borders along the left boundary, adding colour and privacy throughout the seasons. A charming garden path leads directly to the garage, offering convenient access and additional storage. At the top of the garden, a paved patio area provides the perfect setting for al fresco dining or relaxing with a morning coffee—an ideal extension of the home during the warmer months. The attractive front garden is enclosed by a low wall and features a variety of well-established planted borders, adding charm and kerb appeal to the property. There is excellent potential to create off-road parking, subject to the necessary consents—offering both convenience and added value.

### LOCATION

Situated Within the highly sought-after Thomas A Becket school catchment area, this property also enjoys the convenience of being just a short stroll from the popular Broadwater shopping parade, offering a range of everyday amenities. Worthing town centre - with its vibrant mix of shops, restaurants, pubs, cinemas, theatres, and leisure facilities - is located approximately two miles away, providing everything you need for modern coastal living. For commuters, both West Worthing and Worthing mainline railway stations are within easy reach - around one mile from the property - offering excellent connections to Brighton, London, and beyond. Regular bus services also operate nearby, ensuring convenient local travel.



To book a viewing contact us on: 01903 206000 | [worthing@jacobs-steel.co.uk](mailto:worthing@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)



## Property Details:

Floor area \*as quoted by floorplan:

Tenure: Freehold

Council tax band: C

Whilst we endeavour to make our property 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, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.