



Cranworth Road | Worthing | BN11 2JE  
Offers Over £375,000





Jacobs Steel are delighted to offer for sale this mid terrace Victorian cottage located in a popular residential neighbourhood in central East Worthing, close to shops, schools, parks and Worthing hospital. In addition to being wonderfully presented throughout, the internal accommodation comprises of an entrance hallway, a lounge through diner, dual aspect kitchen, two first floor bedrooms and a modern shower room.





## Key Features

- Victorian Mid Terrace Cottage
- Private West Facing Rear Garden
- Wonderfully Presented Throughout
- Spacious Lounge-Diner
- Rustic Style Kitchen Overlooking Rear Garden
- Two First Floor Bedrooms
- Modern Shower Room
- Delightful West Facing Rear Garden
- Close To Seafront, Schools & Worthing Hospital
- Onward Chain Complete



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

Situated in a desirable location, this beautifully presented two-bedroom period cottage effortlessly blends character with practicality. Upon entering through the front door, you're welcomed into a bright entrance hallway providing access to the main living accommodation and staircase to the first floor. To the front of the property, the cosy living room benefits from charming original sash windows and enjoys an easterly aspect – ideal for catching the morning sun. Measuring approximately 11'11" x 9'11", this is a warm and inviting space to relax in. At the heart of the home, the spacious dining room offers ample room for a full dining table and chairs, as well as additional furniture such as a sideboard or shelving. Retaining its period character with original sash windows, this room measures 12'00" x 10'07" and also features a handy under-stairs storage cupboard. The rustic-style kitchen is located to the rear of the property and is full of charm, with wooden cabinetry and worktops, two larder-style cupboards, and exposed brickwork enhancing the cottage aesthetic. Double doors open onto the attractive rear garden, creating a seamless indoor-outdoor living space. Upstairs, you'll find two generously sized double bedrooms. The master bedroom measures 11'11" x 11'10" and includes built-in wardrobes, while the second bedroom measures 12'01" x 8'00" and enjoys views over the garden. Completing the accommodation is a contemporary shower room featuring a large walk-in shower with fixed screen, a low-level WC, and a modern floating wash hand basin. A built-in cupboard provides convenient housing for the boiler.

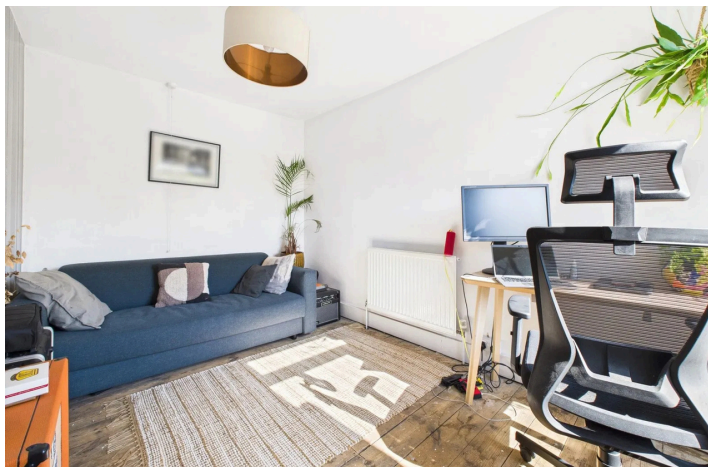
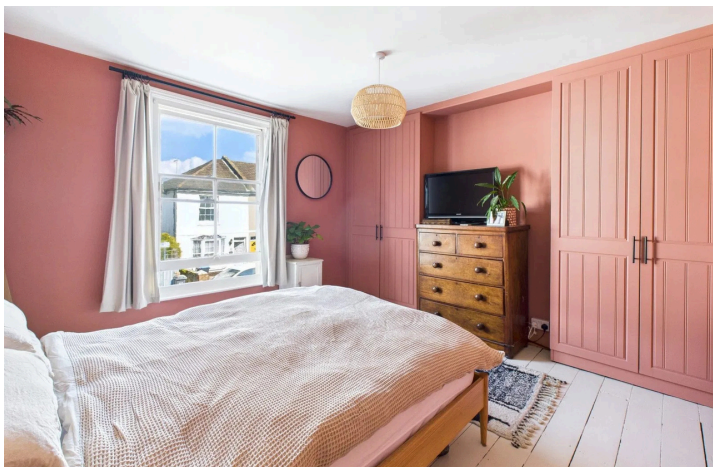
## EXTERNAL

The front garden has been paved for easy maintenance and is enclosed by a low brick wall, with a welcoming pathway leading directly to the front door. To the rear, the garden truly shines – a private and fully enclosed west-facing retreat that enjoys afternoon and evening sun. A charming patio area provides the perfect spot for outdoor dining or relaxing, surrounded by an abundance of mature flowers, plants, and shrubs that create a vibrant and tranquil atmosphere. A brick pathway meanders through the greenery to a secluded shingle area, ideal for shaded seating. A wooden storage unit is also tucked away here, offering practical outdoor storage without compromising the garden's peaceful ambiance.

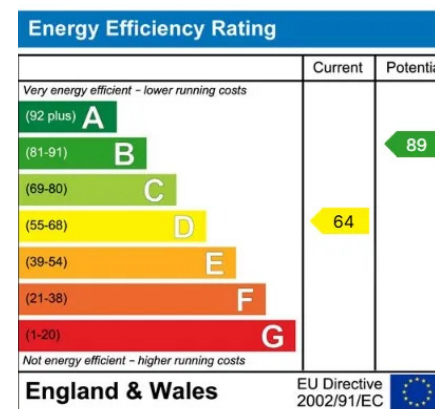
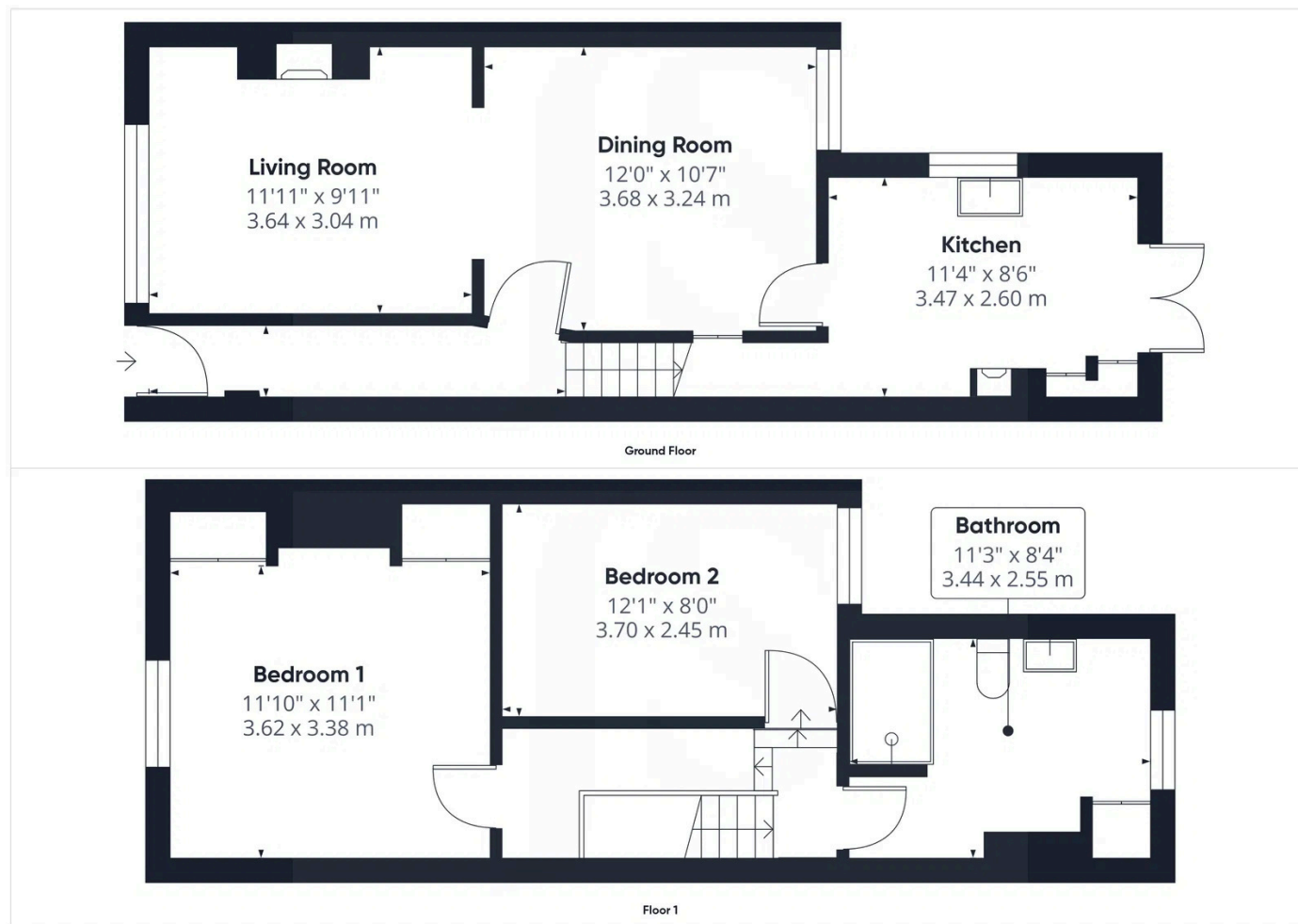
## LOCATION

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



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 EPC: 926 SqFt

Tenure: Freehold

Council tax band: B

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.