



JAMES & JAMES
ESTATE AND LETTING AGENTS

†: 01903 958282

e: salesenquiries@jamesandjamesea.co.uk

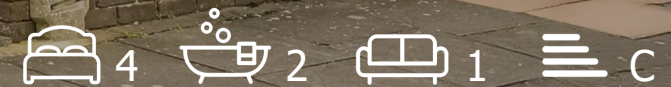
70 | Broadwater Street West | Worthing | BN14 9DW

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



12 Cleveland Road, Worthing, BN13 2ET

Guide price £525,000





12 Cleveland Road

Worthing, BN13 2ET

An immaculately presented and deceptively spacious four bedroom family home situated in Salvington. CHAIN FREE.

This versatile property offers generous accommodation arranged over two floors, along with beautifully maintained gardens, excellent parking, and a detached outbuilding with office space.

The property is entered through a stunning and light filled entrance hall which creates an immediate sense of space and welcome. The lounge is a generous double aspect room enjoying South and West facing aspects, allowing natural light to flow throughout the day and providing an ideal space for entertaining.

On the ground floor there are two well proportioned double bedrooms offering flexible accommodation for family members, guests, or home working if desired. A family bathroom serves this level. To the rear of the property is a generous kitchen breakfast room which provides ample space for dining and day-to-day family living, complemented by a separate utility room providing additional storage and practicality.

The first floor offers two further bedrooms, including a particularly impressive principal bedroom which is presented as a master suite. This room provides ample space for a seating area and extensive wardrobe storage. A second bathroom services both first floor bedrooms.

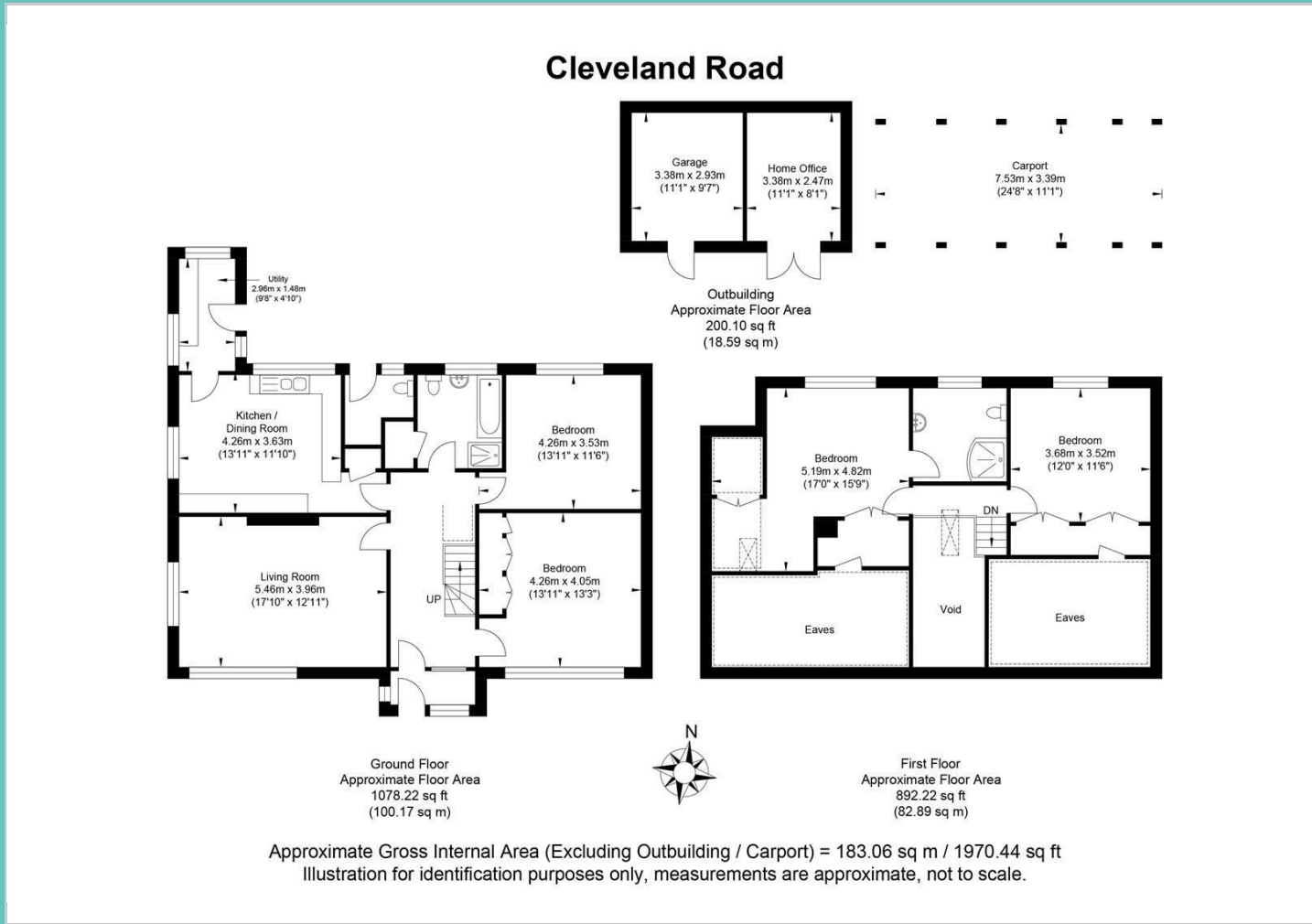
Externally, the rear garden is beautifully maintained and is predominantly laid to lawn with attractive flower and tree borders creating a pleasant and private outdoor space. To the rear of the garden is a useful outbuilding which has been divided into two sections, comprising an insulated office space to one side and a storage area to the other, making it ideal for those working from home or requiring additional storage.

Beyond the garden is a private driveway leading to a car port and an additional parking space which would be ideal for a motorhome or larger vehicle. To the front of the property there is a further private driveway providing off-road parking for several vehicles

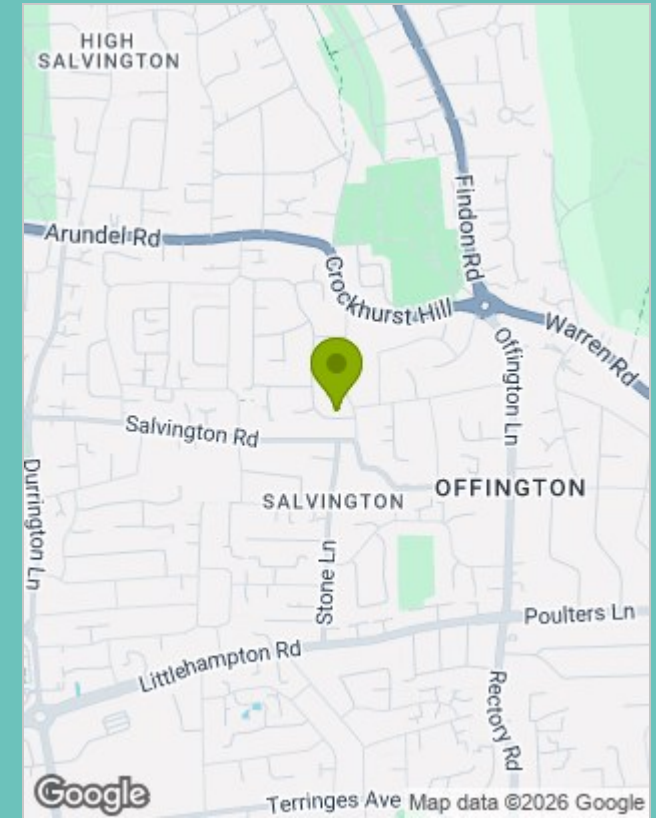




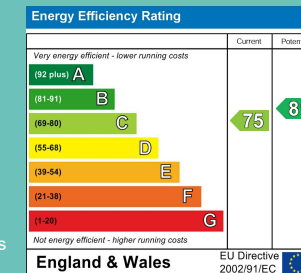
Floor Plans



Location Map



Energy Performance Graph



Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.