



**JAMES & JAMES**  
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15 Cradock Place

Worthing, BN13 2QA

Guide price £575,000



## 15 Cradock Place Worthing, BN13 2QA

James & James Estate Agents are delighted to bring to the market this simply stunning semi detached home offered for sale with the additional benefit of an ANNEX. The property is in excellent condition throughout and is a perfect example of a property geared for cogeneration living.

In brief the accommodation comprises; Entrance porch, entrance hall, South facing lounge, dining room, modern kitchen, ground floor shower room, utility room, additional reception room opening on the conservatory. The first floor offers two double bedrooms with a range of fitted wardrobes. Stunning views from the master bedroom. There is also a modern family bathroom.

The annex accommodation has use of the conservatory, a lounge, kitchen, bedroom and bathroom. Perfect for an independent teen or a helping hand from a grandparent.

Outside the rear garden is a particular feature of the property being well maintained and predominantly laid to lawn. The front is arranged to provide off road parking for several vehicles and in turn leads to the garage.

In our opinion, internal viewing is considered essential to appreciate the overall size and condition of this versatile family home.

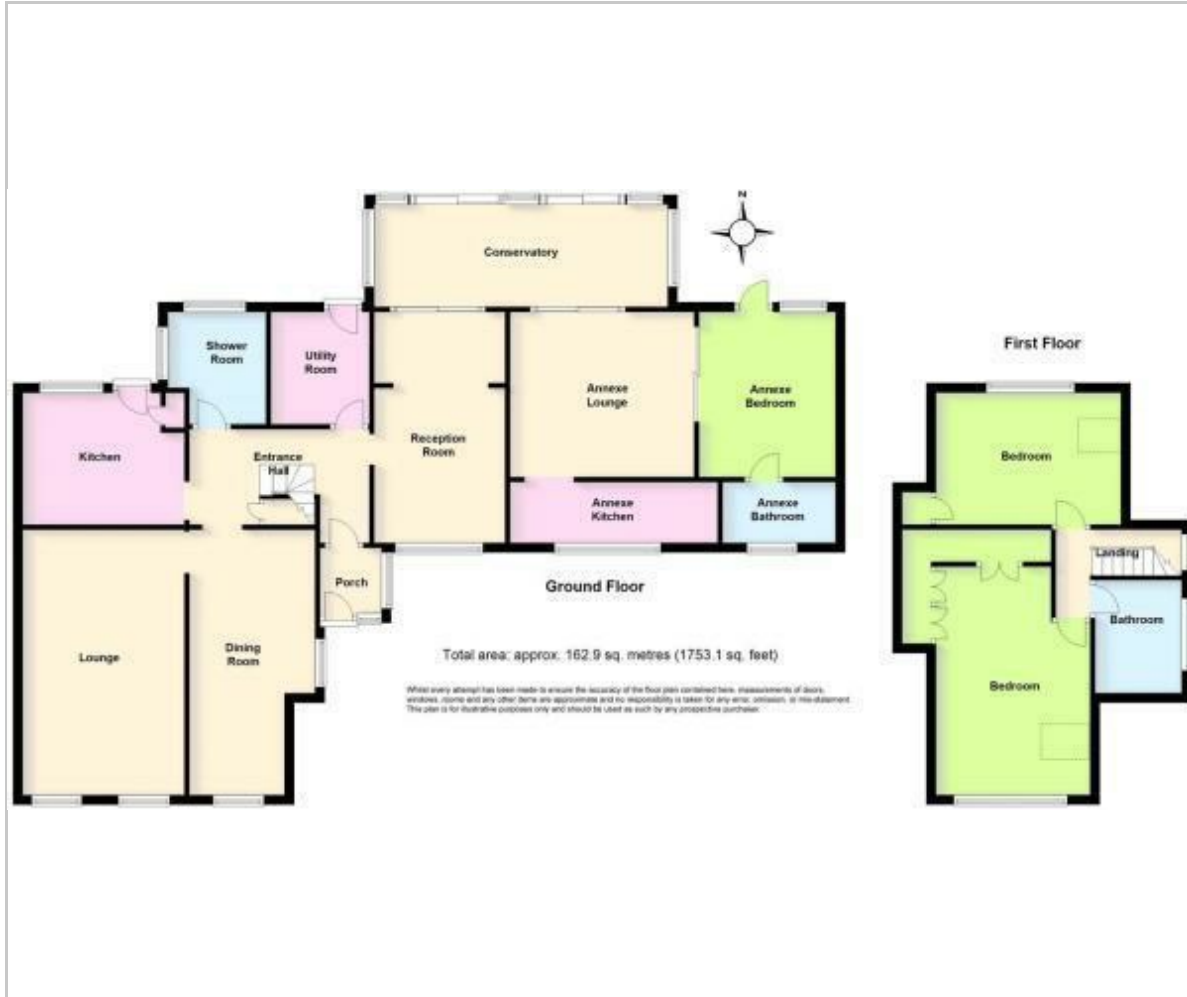
Situated in this popular residential location on the outskirts of Worthing within close distance of local shopping facilities and parks and giving easy access to the A27. Local bus services pass nearby and the mainline railway is approximately two miles distant.





- Entrance Porch
- L Shaped Entrance hall
- South Lounge  
18 x 9'1 (5.49m x 2.77m)
- Modern Kitchen  
11'2 x 9'1 (3.40m x 2.77m)
- Utility Room  
11'2 x 9'1 (3.40m x 2.77m)
- Bedroom Three  
15'1 x 8'8 (4.60m x 2.64m)
- Feature Shower Room
- Snug  
16 x 9 (4.88m x 2.74m)
- Conservatory  
19 x 6'2 (5.79m x 1.88m)
- First Floor Landing
- Bedroom One  
14'7 x 11'8 (4.45m x 3.56m)
- Bedroom Two  
13 x 9'3 (3.96m x 2.82m)
- Family Bathroom
- Annex:
  - Annex Lounge  
12'7 x 11'4 (3.84m x 3.45m)
  - Annex Kitchen  
14'3 x 4'2 (4.34m x 1.27m)
  - Annex Bedroom  
11'4 x 9'5 (3.45m x 2.87m)
- En Suite Bathroom
- Rear Garden
- Front Garden
- Ample off road parking
- Garage  
18 x 9 (5.49m x 2.74m )

## Floor Plan

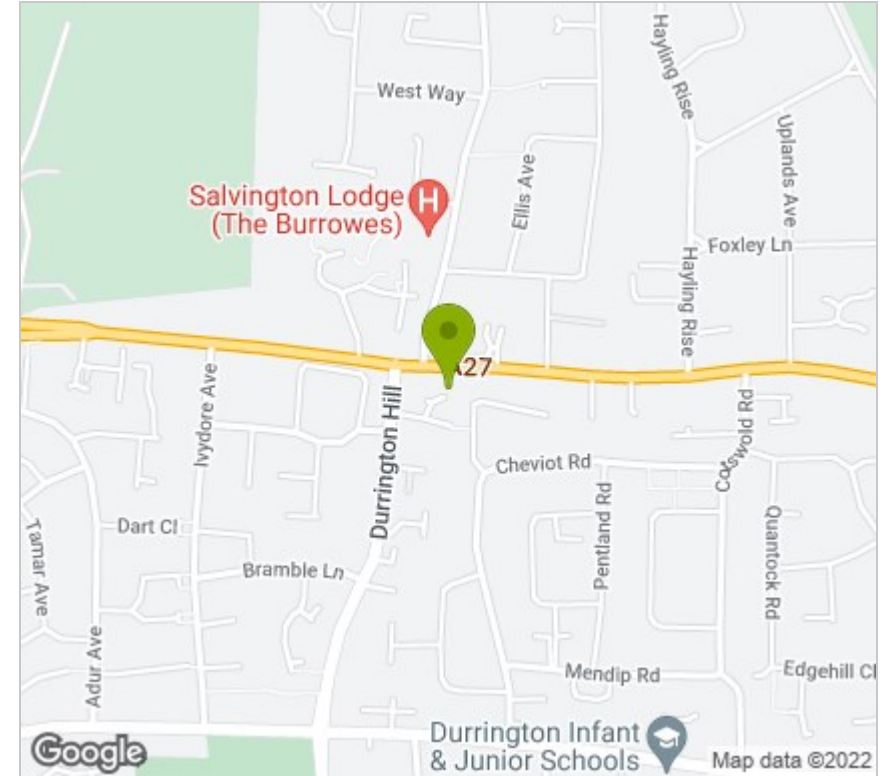


## Viewing

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

