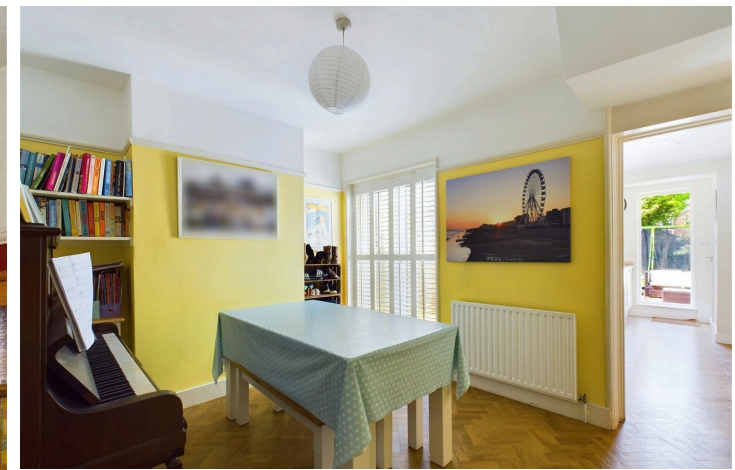




Penfold Road | Broadwater | Worthing | West Sussex | BN14 8PG

Offers Over £365,000



We are delighted to offer for sale this characterful and deceptively spacious mid terraced period house, situated in the popular residential location of Broadwater close to local shops, amenities and train stations. The property benefits from three bedrooms, two reception rooms, west facing modern fitted kitchen, fitted bathroom and west facing mature rear garden.



Key Features

- Mid Terraced Period House
- Three Bedrooms
- Two Reception Rooms
- Bay Fronted Living Room
- West Facing Modern Kitchen
- West Facing Mature Rear Garden
- Less Than 600m From Broadwater High Street
- Popular Residential Location
- Ideal First Time Buy
- Close To Shops, Amenities & Train Station



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

The covered front door opens into the welcoming entrance hall, with access to all ground floor rooms, stairs rising to the first floor and provides space to hang coats and store shoes. Positioned at the front of the property is the bay fronted living room, measuring a generous 13'8" x 10'9" and facing east, makes this the perfect room to maximize from the morning sunshine and an ideal snug during the winter period. Adjacent to the living room is the west facing dining room, this spacious room has plenty of space for a large family sized dining table and benefits from double glazed French doors out to the garden. Situated at the rear of the house is the kitchen, which has been fitted with an array of modern shaker style wall and floor mounted units, topped with high quality oak style worktops to create a smart contemporary finish. This room boasts many features such as an integrated oven and hob, ceramic sink which faces south and space and provisions for white goods. There is also a ground floor w/c located at the rear of the kitchen that has a toilet and hand wash basin. To the first floor are three bedrooms, the third bedroom and bathroom are located at the rear of the property with the two double bedrooms at the front of the house. Both bedrooms can fit a double bed alongside various other bedroom furniture, with the main bedroom measuring a generous 11'9" x 14'1". The family bathroom has been fitted with a three piece suite including a bath with overhead shower, toilet and hand wash basin.

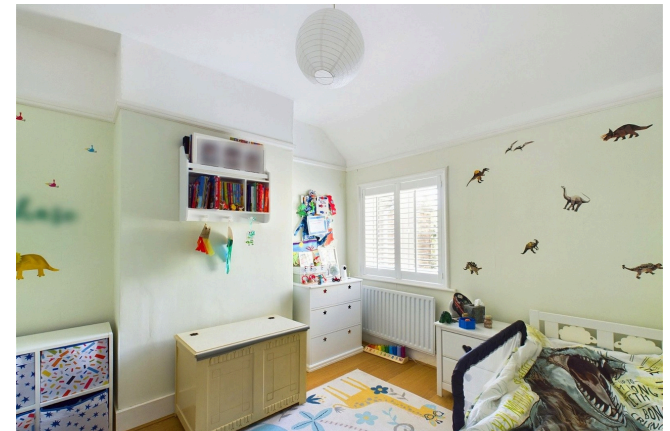
EXTERNAL

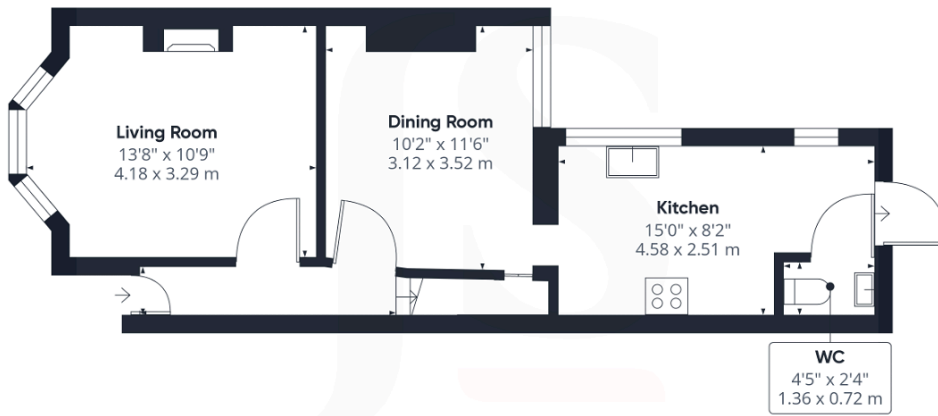
The front garden has been designed for a low maintenance lifestyle, being predominantly laid to shingle with a charming Victorian style black and red tiled path leading to the front door, all surrounded by a flint fronted brick wall. The west facing rear garden has been cleverly designed to create an area for each lifestyle, with the rear of the garden being laid to lawn for the children to enjoy and the top of the garden has been transformed into a decked patio area to enjoy the sun throughout the year.

LOCATION

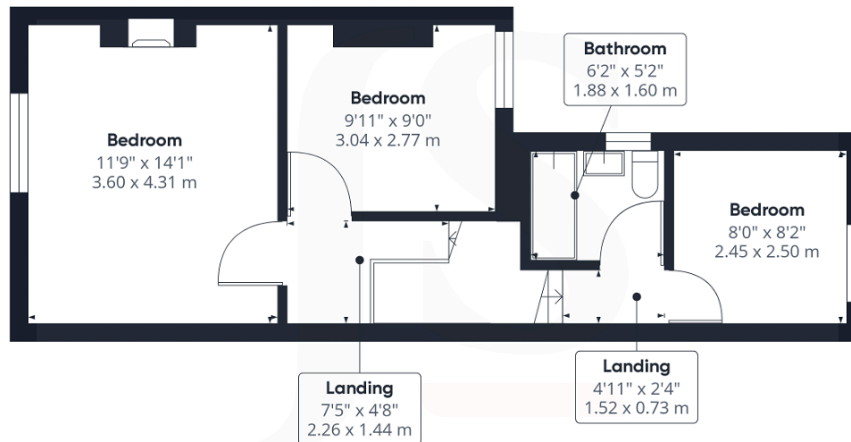
Positioned in this popular residential area of Broadwater, the property is approximately 1.1 miles to Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities. The nearest station is East Worthing which is approximately 0.7 miles away. Bus services run nearby and is positioned within a good school catchment area. Offering easy access to the A27 and A24, this accessible and convenient location is highly desirable.

Council Tax Band B





Floor 0



Floor 1



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area *as quoted by EPC: 872 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.