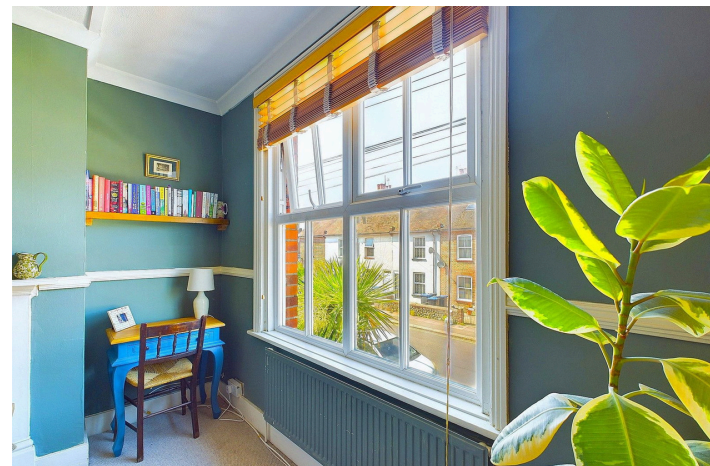




Penfold Road | Broadwater | Worthing | BN14 8PH  
Guide Price £425,000



We are delighted to offer for sale this charming and very well presented Victorian terraced house, situated in Broadwater close to local shops, amenities & mainline train station. The property boasts three bedrooms, open plan dual aspect living/dining room, modern fitted kitchen, contemporary bathroom suite, mature south facing rear garden and offers a wealth of characterful features throughout.



## Key Features

- Mid Terraced Victorian House
- Three Bedrooms
- Dual Aspect Living/Dining Room
- Modern Fitted Kitchen
- Contemporary Family Bathroom
- A Wealth Of Characterful Features
- Mature South Facing Rear Garden
- Popular Broadwater Location
- Good School Catchment
- Close To Local Shops, Amenities & Mainline Train Station



**3 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

### INTERNAL

The covered front door opens into the welcoming entrance hall, which has access to all ground floor rooms, stairs rising to the first floor and space to hang coats and store shoes. Positioned to the front of the house is the living/dining room which has been opened up to create a large dual aspect living and dining area. This light and airy space measures a generous 21'6" x 9'10" in total, the living room benefits from a log burner to enjoy during the winter months and making it a cosy space to use. There are characterful features throughout the ground floor with charming wooden floors, feature fireplace's and skirting. The kitchen has been fitted with an array of modern shaker style wall and floor mounted units topped with high quality oak worktops to create a smart contemporary finish, with a ceramic sink with space and provisions for multiple white goods. To the first floor are two bedrooms, with the main bedroom located to the front of the house and measuring 10'7" x 13'4", providing plenty of space for a large double bed alongside various other bedroom furniture. The bathroom has been fitted with a neutral contemporary three piece suite including a bath with overhead shower, toilet and hand wash basin. To the top floor is another double bedroom which can also comfortably fit a large double bed and measures a substantial 17'0" x 11'3".

### EXTERNAL

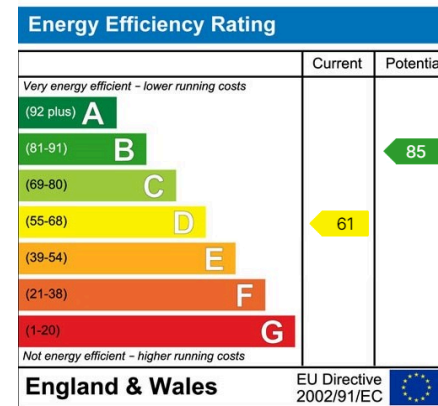
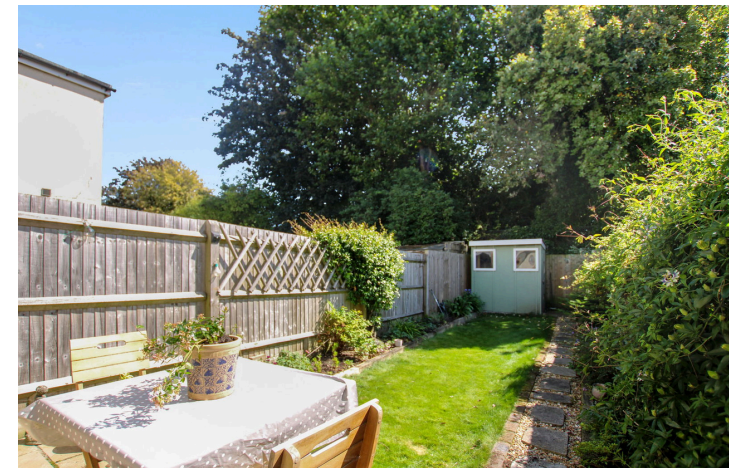
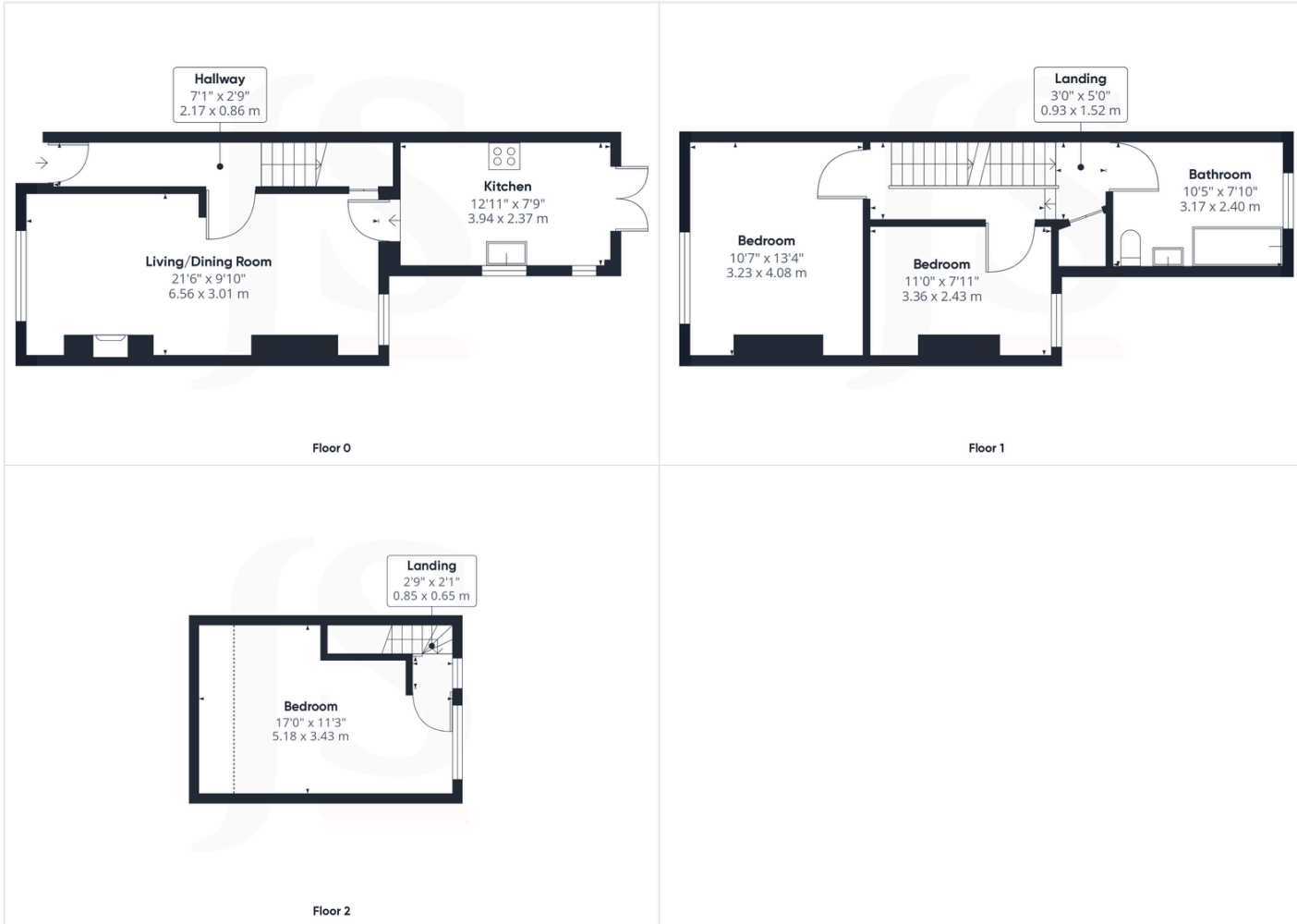
To the front of the property is a shingled front garden, with various planted flowers and shrubs surrounding the boundaries, with a path leading to the front door. The south facing rear garden has been lovingly cared for over the years with a paved patio at the top of the garden, perfect for an outdoor table and chairs and the rest of the garden laid to lawn. There are planted borders lining both boundaries and a path leading to a potting shed at the rear of the garden.

### LOCATION

Situated 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





## Property Details:

Floor area \*as quoted by EPC: 969 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 floor plans 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.