



13 Penfold Road, Worthing, BN14 8PH  
Offers In Excess Of £325,000

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We are delighted to offer for sale this extremely well presented two bedroom period home, positioned in this popular Broadwater location close to local amenities & schools.

In brief the property consists of open plan living areas on the ground floor being dual aspect, there is a modern fitted kitchen with integrated Lamona appliances for ease & a utility room extension to the rear of the property, on the first floor you have two spacious double bedroom & a deceptively spacious family bathroom which also houses the boiler for the property.

Externally you have both front & rear gardens which are designed for low maintenance whilst still having the ability to add your own flair.

- Period Terraced House
- Two Double Bedrooms
- Open Plan Living Rooms
- Modern Fitted Kitchen
- Utility Room Extension
- Spacious Family Bathroom
- Close To Local Schools & Amenities
- Well Presented Throughout
- PVCU Double Glazed & Gas Central Heated Throughout
- Positioned On Level Ground







### Porch

0.86m x 0.81m (2'10 x 2'8)

Composite private front door, ceiling mounted light fitting.

### Lounge

3.94m x 3.40m (12'11 x 11'2)

Carpeted floor, single radiator, television points, various power points, dado rail, PVCU double glazed window, textured ceiling with coving, door to hallway with stairs leading to first floor, smoke detector, opening into Dining Room.

### Dining Room

3.38m x 3.18m (11'1 x 10'5)

Carpeted floor, dado rail, various power points, PVCU double glazed window, single radiator, textured ceiling with coving, door to Modern Fitted Kitchen.

### Modern Fitted Kitchen

3.89m x 2.67m (12'9 x 8'9)

LVT flooring, square edge solid wooden work surfaces with cupboards below & matching eye level cupboards, integrated Lamona appliances including oven, dishwasher & washing machine, inset four ring gas burner hob with extractor fan above, inset porcelain butler sink with single drainer & mixer



tap, tiled splashbacks, space for free-standing fridge freezer, integrated wine cooler, two hanging pendant light fittings, skimmed ceiling, PVCU double glazed window, access to understairs storage cupboard housing meters, wall mounted electric radiator, PVCU double glazed door to Utility Room.

### Utility Room

2.59m x 1.93m (8'6 x 6'4)

PVCU double glazed window, space for tumble dryer, wall mounted light, PVCU double glazed door leading to Rear Garden, power point.

### First Floor Landing

4.24m x 1.50m (13'11 x 4'11)

Carpeted stairs and landing, single radiator, loft hatch access, smoke detector, textured ceiling with coving, fitted storage cupboard with various shelving units.

### Master Bedroom

3.91m x 3.38m (12'10 x 11'1)

Carpeted floor, various power points, single radiator, PVCU double glazed window, textured ceiling with coving.



### Bedroom Two

3.28m x 2.34m (10'9 x 7'8)

Carpeted floor, single radiator, various power points, PVCU double glazed window, textured ceiling with coving.

### Family Bathroom

3.12m x 2.46m (10'3 x 8'1)

Vinyl flooring, low flush WC, panel enclosed bath with Mira electric shower over, contemporary hand wash basin with vanity unit below & mixer tap, part tiled walls, chrome ladder style heated towel rail, textured ceiling, PVCU double glazed obscured glass window, fitted storage cupboard housing combination boiler with various shelving units.

### Externally

#### Front Garden

Mainly laid paving with various flower & shrub borders, dwarf wall enclosed, pathway to front door, fitted bike rack.

#### Rear Garden

Laid to patio for low maintenance purposes, having various potted flowers, further patio area to the rear of garden, timber built shed, outside lighting.

### Council Tax

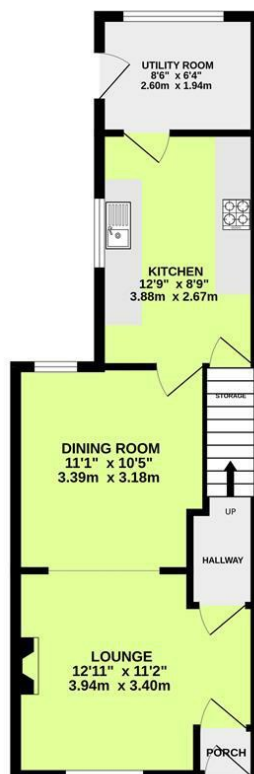
Band B





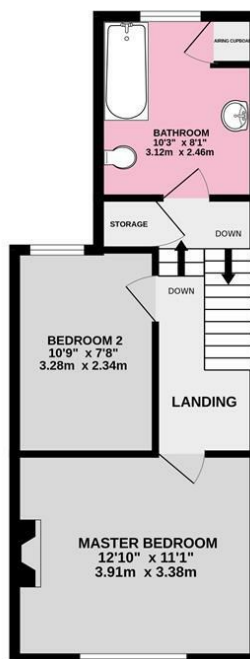


GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



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1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 848 sq.ft. (78.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the footprints contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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