



33 Penfold Road, Worthing, BN14 8PH
Guide Price £350,000

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We are delighted to offer for sale this extended three bedroom semi-detached family home positioned in this popular Broadwater location close to local schools & amenities.

In brief the property consists of a bay fronted lounge area which opens into an open plan kitchen dining space having direct access to the rear garden via a side access doorway, to the rear of the property you have an extended space currently being utilised as a utility room but is extremely versatile & could be a second sitting room. On the first floor you have three well appointed bedrooms & a family bathroom.

Externally you have off street parking on the front for two vehicles (dropped curb required STNPC) & gated side access, rear garden has a decking area leading to a large lawned space with a timber built storage area to the rear.

- Semi-Detached Family Home
- Three Bedrooms
- Open Plan Kitchen / Dining Room
- Bay Fronted Lounge
- Off Street Parking (Dropped Curb Required STNPC)
- Conservatory / Utility Room Extension
- Gas Central Heating & Double Glazed Throughout
- Great School Catchment Area





Entrance Hallway

3.35m x 1.52m (11'7 x 5'1)

Solid wooden flooring, radiator, access to understairs storage cupboard, feature wooden panelling, stairs to first floor landing, door to bay fronted lounge, opening into open plan kitchen / dining room.

Bay Fronted Lounge

4.27m x 3.35m (14'3 x 11)

Carpeted flooring, radiator, television point, various power points, PVCU double glazed bay window, recessed shelving space, textured ceiling with coving, ceiling rose, opening into Kitchen / Dining Room.

Open Plan Kitchen / Dining Room

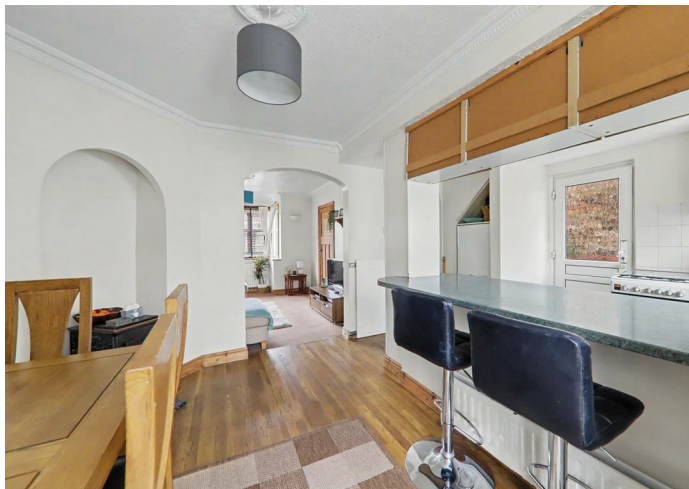
4.88m x 3.35m (16'7 x 11'9)

Dining Room :

Solid wooden flooring, radiator, space for dining table, textured ceiling with coving, ceiling rose, double glazed doors leading into conservatory extension / utility room.

Kitchen Area :

Tiled flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards, space for oven & fridge freezer, integrated dishwasher, inset porcelain one & half bowl sink unit with mixer tap & single drainer, double glazed window, breakfast bar area with seating for two, textured ceiling, double glazed doors leading leading to side access.



Conservatory / Utility Room Extension

3.66m x 3.35m (12'9 x 11'3)

Wood effect laminate flooring, roll edge laminate work surface with cupboards below, space for washing machine, tumble dryer & separate freezer unit, double glazed doors leading to rear garden, glass roof.

First Floor Landing

2.44m x 1.83m (8'1 x 6'1)

Carpeted flooring, double glazed window, feature wooden panelling, loft hatch access, smoke detector, textured ceiling.

Master Bedroom

3.35m x 3.05m (11'6 x 10'1)

Carpeted flooring, radiator, double glazed window, textured ceiling with coving, spotlights.

Bedroom Two

3.35m x 3.05m (11'4 x 10'1)

Carpeted flooring, radiator, double glazed window, fitted airing cupboard housing Worcester combination boiler, textured ceiling with coving.

Bedroom Three

2.44m x 1.83m (8'8 x 6'2)

Carpeted flooring, radiator, double glazed window, various shelving units, textured ceiling with coving.



Family Bathroom

1.83m x 1.52m (6 x 5'9)

Tiled flooring, panel enclosed bath with power shower above having a rainforest fall shower head, low flush WC, hand wash basin with mixer tap & vanity unit below, chrome ladder style heated towel rail, double glazed window, skimmed ceiling with extractor fan.

Externally

Front Garden

Mainly laid to chipstone offering off street parking for two vehicles, flower border by front door, dwarf wall enclosed, gated side access.

Rear Garden

Timber built decked area, leading onto large lawned area having various flower borders, gated side access, fence enclosed, timber built work shop to rear of garden, outside tap.

Council Tax

Band C

Agent Note

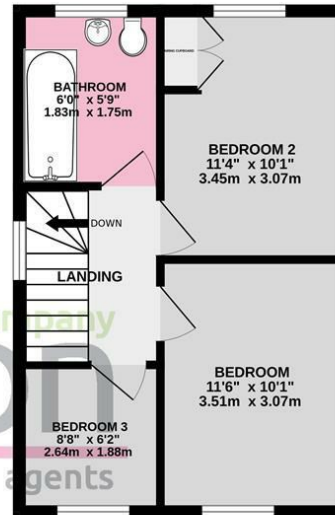
Under the estate agents act 1979 section 22 we advise you that there is a connection on this property between the sellers and Bacon and Company estate agents.



GROUND FLOOR
458 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 799 sq.ft. (74.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT
01903 524000

broadwater@baconandco.co.uk

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