



Penfold Road, Worthing, BN14 8PH  
£1,100 Per Month


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**bacon**  
Estate and letting agents



This DETACHED BUNGALOW is located in a tucked away location with its own private garden. The property is presented in excellent order having been freshly painted last year and with the benefit of hard flooring throughout and carpet in the bedroom. There is a good size open plan living/kitchen area (17'7 x 14'4) and separate double bedroom. The bathroom is modern with a bath and shower over and the kitchen incorporates an extensive range of units and a built in oven and hob. A long let is intended and the property has additional benefits of gas central heating and double glazing. Applicants should be aware that the entrance to the bungalow is at the end of a driveway leading to Downsbrook School so some level of noise will be evident during the weekdays. Sorry no pets permitted based on the close proximity to the school. Council tax band: B. EPC: C. Available end of May.

- Detached bungalow in tucked-away private setting
- Open plan living/kitchen area (17'7 x 14'4)
- Modern kitchen with extensive units, built-in oven & hob
- Double bedroom
- Modern bathroom with bath and shower over
- Gas central heating and double glazing
- Private garden
- Available for a long-term let from end of May
- Council Tax Band B – EPC Rating C



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



baconandco.co.uk

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

broadwater@baconandco.co.uk

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 Registered in England and Wales. Registered office: c/o Galloways Accounting, The Mill Building, 31-35 Chatsworth Road, Worthing,  
 England. BN11 1LY.