



41 Penfold Road

Broadwater, Worthing, BN14 8PH

Guide price £425,000

Freehold Council Tax Band C

A deceptively spacious and well extended beautifully presented four bedroom, two reception room home situated in a popular residential area.

In brief the accommodation comprises composite front door to spacious entrance hall with bespoke understairs storage into sitting room/front lounge, beautifully fitted kitchen/breakfast room incorporating a range of integrated appliances including a 5-ring hob, oven plate armer, microwave and space for additional appliances, and there is a double aspect sitting room with French doors onto the rear garden.

To the first floor there are three good size bedrooms, and a luxury fitted family bathroom, and then stairs to the second floor master bedroom which enjoys a Juliette balcony with an interesting outlook, and a luxury fitted ensuite shower room.

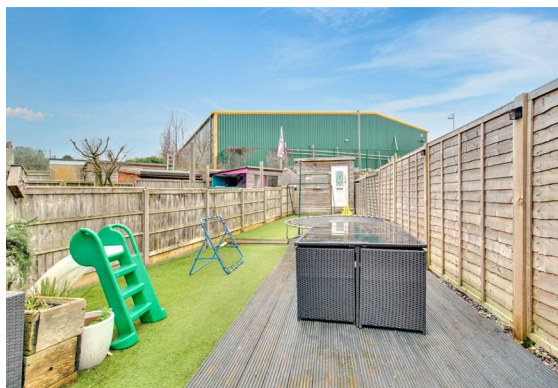
The front of the property is arrange to provide off road parking with an additional hardstanding, and the rear garden has been landscaped with Indian sandstone patio, area of decking with the remainder being laid to artificial lawn for ease of maintenance, and there is also a purpose built timber shed ideal for storage at the rear of the property with power and light.

Other benefits include gas central heating and is offered for sale in excellent order throughout, and in our opinion internal viewing is considered essential to appreciate the overall size and condition of this beautiful home.

Situated in Penfold Road the property is ideally located for popular local primary schools and secondary schools. Local shops can be found nearby and Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities, bars and restaurants is approximately two miles distance.

Composite front door

Spacious entrance hall
15'4 x 5'3 (4.67m x 1.60m)





Bay fronted dining room
14'1 x 11'0 (4.29m x 3.35m)

Luxury refitted kitchen/breakfast
room
17'0 x 11'4 (5.18m x 3.45m)

Lounge
15'3 x 11'11 (4.65m x 3.63m)

Stairs to first floor landing

Bedroom two
11'8 x 10'3 (3.56m x 3.12m)

Bedroom three
11'11 x 10'0 (3.63m x 3.05m)

Bedroom four
8'7 x 6'2 (2.62m x 1.88m)

Luxury fitted family bathroom
6'3 x 6'1 (1.91m x 1.85m)

Stairs to second floor landing

Master bedroom
14'8 x 9'1 (4.47m x 2.77m)

Juliette balcony

En-suite shower room
5'9 x 5'7 (1.75m x 1.70m)

Front garden providing off road
parking

Gates to hard standing

Landscaped rear garden



Floor Plan



Viewing

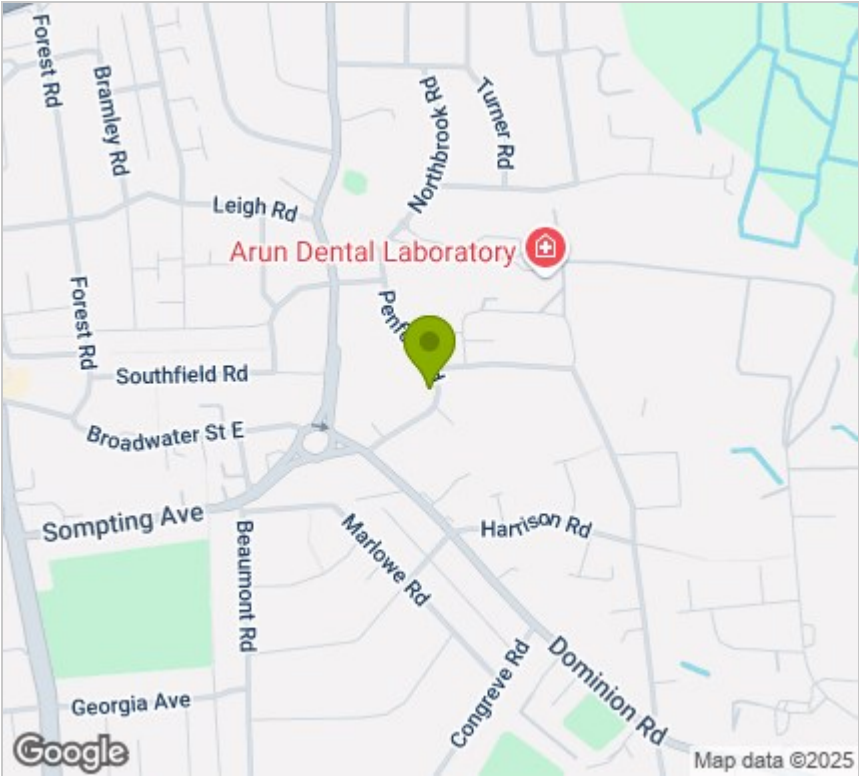
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

