

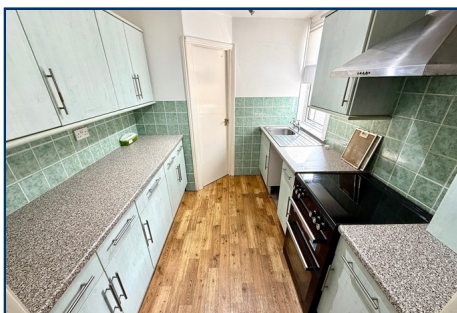


**IAN WATKINS**  
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Penfold Road, Worthing, West Sussex, BN14 8PH

**ATTRACTIVE OLDER STYLE 3 BED TERRACE HOUSE WITH NO ONGOING CHAIN**

- Three Bedrooms
- 21'8" Through Lounge/Dining Rm
- Bathroom/WC
- Modern Kitchen
- Separate Cloakroom
- Double Glazed
- Gas Heating
- Good Size Rear Garden

**£304,995 FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this three bedroom older style terraced house in the popular location of Broadwater, close to schools, library and local shops. The accommodation features through lounge/dining room, kitchen, downstairs bathroom/WC and separate cloakroom upstairs. Outside there is a good size rear garden and front garden. Further features include double glazing, gas heating and no ongoing chain. Viewing recommended as ideal for investor or for family home.

Accommodation in brief comprises:

### **COVERED ENTRANCE**

Front door to -

### **ENTRANCE HALL**

Radiator, coved and textured ceiling, opening to -

### **THROUGH LOUNGE/DINING ROOM - 6.6m x 2.97m (21' 8" x 9' 9")**

In the lounge area is a double glazed window, radiator, meter cupboard, coved and textured ceiling, archway to the dining room which has an under stairs storage cupboard, radiator, double glazed French doors leading to the rear garden, coved and textured ceiling.

### **KITCHEN - 2.74m x 2.13m (9' x 7')**

Excellent range of fitted units comprising inset single drainer stainless steel sink unit with cupboards under, space and plumbing for washing machine, roll top work surface adjacent with cupboard and drawer under and eye level cupboard over, cooker, stainless steel extractor, further roll top work surface with cupboards and drawers under and Worcester gas fired boiler over, supplying domestic hot water and central heating, roll top work surface opposite with cupboard and drawers under and eye level cupboards over, part tiled walls, double glazed window, flat ceiling, door to -

### **DOWNSTAIRS BATHROOM/WC**

With white suite comprising bath with fitted shower, shower curtain and rail, pedestal wash hand basin, low level WC, radiator, fully tiled walls, double aspect with two double glazed frosted windows, coved and textured ceiling.

### **FROM THE ENTRANCE STAIRS LEADING TO -**

### **FIRST FLOOR SPLIT LEVEL LANDING**

Coved and textured ceiling, hatch to roof space.

### **BEDROOM ONE - 4.01m x 3.15m (13' 2" x 10' 4")**

Double glazed window, radiator, coved and textured ceiling.

### **BEDROOM TWO - 3.3m x 2.39m (10' 10" x 7' 10")**

Double glazed window, radiator, coved and textured ceiling.

### **BEDROOM THREE - 3.15m x 2.36m (10' 4" x 7' 9")**

Double glazed window, radiator, coved and textured ceiling.

### **SEPARATE CLOAKROOM**

With low level WC, wash hand basin, half tiled walls, frosted double glazed window, coved and textured ceiling.

### **OUTSIDE**

#### **REAR GARDEN**

The rear garden is a pleasant feature of the property, being laid to lawn with borders, two garden sheds, access at the rear.

#### **FRONT GARDEN**

Small front garden with paved path leading to the front door.

VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS

OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed

Ian Watkins Estate & Letting Agents Ltd, Company No 09329785. Registered address, 36a Goring Road, Worthing, BN12 4AD

Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.