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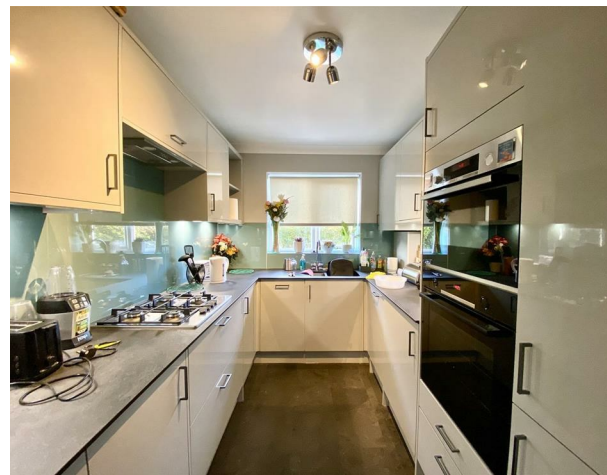
## Description

A delightful one-bedroom ground floor flat situated in a central Worthing location, offering its own private street entrance for added convenience and privacy. The accommodation comprises a spacious lounge, a modern fitted kitchen, a double bedroom, and a contemporary wet room. Well-presented throughout, the property further benefits from private parking – a rare and highly desirable feature in this area.

Positioned within the popular BN14 8PH postcode, the flat enjoys excellent access to local amenities including shops, cafés, and restaurants. Worthing town centre and seafront are just a short distance away, while West Worthing and Worthing mainline railway stations provide direct links to Brighton and London, making it ideal for commuters. The area also offers nearby parks, schools, and leisure facilities.

## Key Features

- Charming one-bedroom ground floor flat
- Modern fitted kitchen
- Private parking included
- Central Worthing location
- Dual aspect lounge
- Well-presented throughout
- EPC energy rating TBC
- Shower room / wet room



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Floor Plan Penfold Road



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating |         |           |
|---------------------------------------------|---------|-----------|------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                | Current | Potential |
| Very energy efficient - lower running costs |         |           |                                                |         |           |
| (92 plus) A                                 |         |           | (92 plus) A                                    |         |           |
| (81-91) B                                   |         |           | (81-91) B                                      |         |           |
| (69-80) C                                   |         |           | (69-80) C                                      |         |           |
| (55-68) D                                   |         |           | (55-68) D                                      |         |           |
| (39-54) E                                   |         |           | (39-54) E                                      |         |           |
| (21-38) F                                   |         |           | (21-38) F                                      |         |           |
| (1-20) G                                    |         |           | (1-20) G                                       |         |           |
| Not energy efficient - higher running costs |         |           |                                                |         |           |
| England & Wales                             |         |           | England & Wales                                |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                        |         |           |

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.