



Price
£285,000

Freehold

2x  1x  2x 

**Ham Road, Worthing,
West Sussex, BN11**

OVER 60?

Secure this property
for up to **59% less!**

cubitt & west
Helping you move forwards



Main features

- Older style extended cottage
- Light and spacious rooms
- In need of minor updating (subject to planning consents)
- Enclosed sunny rear garden
- Garage via rear service road
- Great location for local amenities, transport links and the town centre

Accommodation

GROUND FLOOR

- Lounge: 12'1 x 11'1 (3.69m x 3.38m)
- Kitchen : 11'6 x 11'3 (3.51m x 3.43m)
- Dining Area: 11'4 x 9'4 (3.46m x 2.85m)
- Rear Porch
- Bathroom

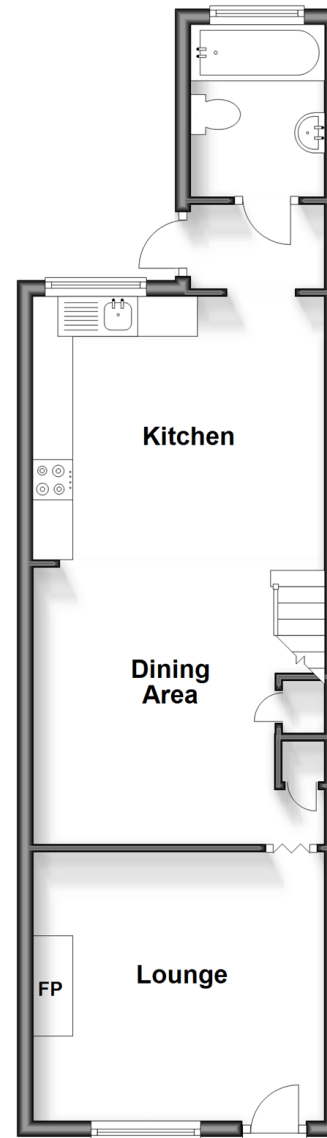
FIRST FLOOR

- Landing
- Bedroom 1: 12'2 x 11'0 (3.71m x 3.36m)
- Bedroom 2: 11'4 x 9'0 (3.46m x 2.75m)

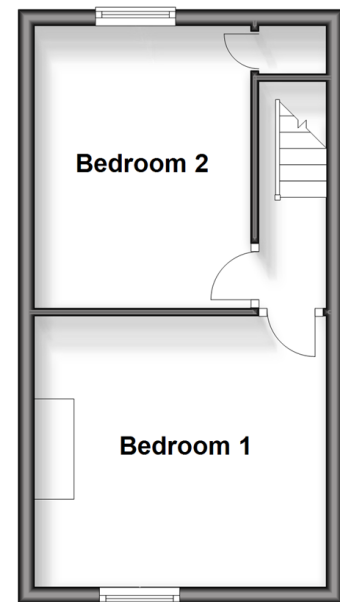
OUTSIDE

- Large Rear Garden
- Garage At The Rear

Ground Floor
Approx. 43.2 sq. metres (465.0 sq. feet)



First Floor
Approx. 25.5 sq. metres (275.0 sq. feet)



Call West Worthing - 01903 700657 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



40903474/20241007/SRF/JS