



Ham Road | Worthing | West Sussex | BN11 2QJ

**Offers Over £350,000**





We are delighted to offer for sale this beautifully presented mid terrace period cottage situated in this highly desirable location in East Worthing, close to shops, amenities and mainline train station. Boasting period characteristics throughout, the property features two double bedrooms, open plan lounge/diner, modern fitted kitchen, contemporary bathroom, a good sized garden, off-road parking and a detached brick built garage.





## Key Features

- Mid Terraced Period Cottage
- Two Reception Rooms
- Open/Plan Lounge Diner
- Two Double Bedrooms
- Modern Fitted Kitchen
- Contemporary Bathroom
- Brick Built Garage & Off-Road Parking
- Period Features Throughout
- Low Maintenance Garden
- Close To Shops, Amenities & Mainline Train Station



**2 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

### INTERNAL

The double glazed, sage green front door opens to the well sized lounge which has been made open plan with the dining room via an opening in the wall. Measuring a combined length of 12' 0" and featuring from two stunning log burners this room faces west, allowing for a flood of natural light throughout the day, making this a light, airy and pleasant room to be in all year round. Boasting characterful features, this room has been finished with exposed brick work and light grey paint. The open plan room has also been fitted with a modern kitchen which boasts an array of grey floor and wall mounted units, with laminate wooden effect work tops and integrated appliances such as, a cooker, microwave, dishwasher and washing machine. Accessible from the kitchen is the contemporary family bathroom which has been fitted with a full white suite, including a roll top bath with shower over, toilet and hand wash basin. The room has been finished with slate grey units, exposed brick work and white tiles. To the first floor are two double bedrooms which both feature fitted wardrobes. Boasting a westerly, double glazed window, the main bedroom measures 11' 4" x 11' 1" and has been fitted with a stunning log burner. The second double bedroom measures 11' 3" x 8' 1", allowing for plenty of space for a double bed and features views of the pretty, east-facing rear garden.

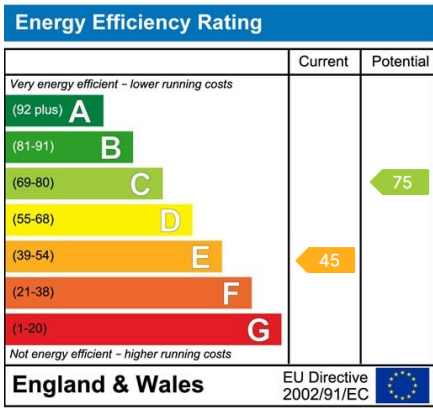
### EXTERNAL

To the front of the property is the beautiful front garden which is predominately finished with purple slate chippings and some potted plants. There is a tiled path leading to the house with dwarf brick walls lining the side boundaries and a black fence with a gate to the front. The large garden has been cleverly designed with a block paved patio at the top of the garden and an area that has been finished with slate chippings and potted plants. There is a pathway which leads to the detached brick built garage which provides a convenient place to store various garden tools, furniture or a car. There is also a parking space situated to the front of the garage, accessed to via a service road.

### LOCATION

To the East of Worthing local amenities can be found nearby on Dominion Road, Worthing seafront is within 900 metres and is well situated for local schools and parks. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 0.8 miles away. The nearest station is East Worthing, which is less than 200 metres away, with links to both London and Brighton. Bus services run nearby.





### Property Details:

Floor area \*as quoted by EPC: 721 Sqft

Tenure: Freehold

Council tax band: B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.