



Ham Road | Worthing | BN11 2QB
£335,000



We are delighted to offer for sale this charming and characterful two bedroom period cottage, situated close to local shops, amenities and mainline train station. The property boasts two double bedrooms, two reception rooms, west facing fitted kitchen and conservatory, fitted bathroom and west facing garden.



Key Features

- Mid Terraced Period Cottage
- Two Double Bedrooms
- Two Reception Rooms
- Separate w/c
- West Facing Conservatory
- Garden Shed With Power
- Less Than 800m From Worthing Seafront
- Modern Fitted Shower Room
- Mature West Facing Rear Garden
- Close To Shops, Amenities & Mainline Train Station



2 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

The covered front door opens into a convenient internal porch before entering in the welcoming entrance hall with doors to both reception rooms and stairs rising to the first floor. The living room measures 10'11" x 9'9" and faces east, creating the perfect snug during those darker winter evenings and a light and airy room during those lighter summer days. The dining room has space for a large family sized dining table and leads into the kitchen, situated at the rear of the house. The kitchen has been fitted with wall and floor mounted units, topped with oak style laminated worktops and provides space and provisions for white goods. The conservatory is accessed directly from the kitchen and faces west with direct views and access to the mature rear garden, making this the perfect place to host the family all year round. To the first floor are two double bedrooms, with the main bedroom located at the front of the house, spanning the full width, measuring a substantial 11'1" x 12'10". The shower room has been fitted with a modern three piece suite including, a corner shower, toilet and hand wash basin. There is a separate w/c located parallel to the shower room.

EXTERNAL

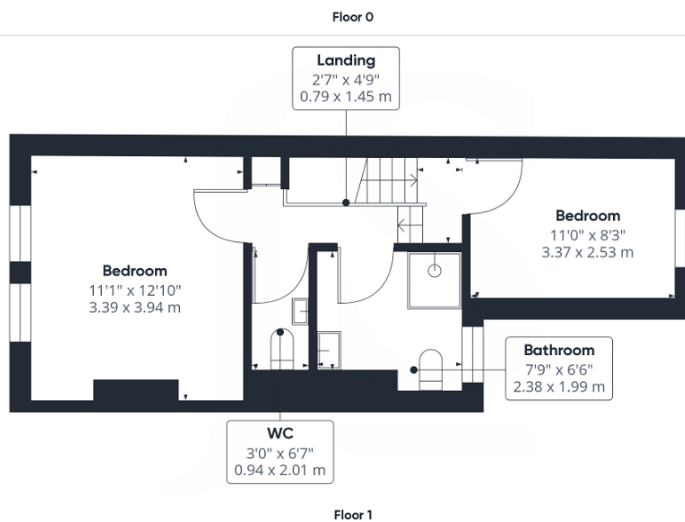
The low maintenance front garden has been paved with a path leading to the front door, all enclosed by an original brick wall. The sunny west facing rear garden has been cleverly designed, with a paved patio offering space for a large garden furniture set with the remainder laid to lawn and a raised decked area. There is a shed at the bottom of the garden which benefits from power and a gate providing rear access via a twitten.

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.

Council Tax Band B





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Property Details:

Floor area *as quoted by EPC: 775 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.