



Ham Close | Worthing | BN11 2QE
Offers Over £375,000



We are delighted to offer for sale this newly built and rarely available, two bedroom detached house positioned in this quiet and popular residential location close to local shops, amenities and mainline train station. The property boasts two double bedrooms, large lounge/diner, extremely modern fitted kitchen & bathroom, with well maintained gardens surrounding the plot.

Key Features

- Detached Chalet House
- Newly Built To A High Standard
- Two Double Bedrooms
- Ground Floor W/C
- Extremely Modern Three Piece Bathroom
- South Facing Garden
- Off Road Parking
- Close To Local Shops, Amenities & Mainline Train Station
- Popular Residential Location



2 Bedrooms



1 Bathroom



1 Reception Room



INTERNAL

The slate grey composite front door opens to a light and welcoming entrance hallway, providing the perfect space for hanging coats and storing shoes, with access to all ground floor rooms and stairs rising to the first floor. Located at the rear of the property is the generously sized open plan kitchen come diner, this spacious room has been cleverly designed to allow a separate area for cooking and preparing food alongside a living come dining room, with plenty of space for both lounging and dining furniture. The kitchen area has been fitted with an array of modern wall and floor mounted units, topped with resin counter tops to create a smart contemporary finish. The south facing rear garden can be accessed via double French doors in the living room, providing a pleasant outlook whilst lounging and allowing the light to flood through the ground floor. Located at the front of the house is a utility room, which has plenty of space and provisions for white goods and a separate w/c located adjacent. Triple glazing has been fitted throughout the house partnering alongside under floor heating in all ground floor rooms, creating an eco friendly and comfortable environment. A high quality oak banister, with glass in fill guides you up to the first floor to the two double bedrooms and bathroom. The main bedroom overlooks the mature rear garden and faces south, with plenty of space for a large double bed and various bedroom furniture. The contemporary family bathroom has been fitted with an extremely modern three piece suite including, a bath with overhead shower, toilet, hand wash basin and all walls tiled from floor to ceiling with large format tiles. Oak veneer doors have been fitted throughout the house separating each room from one another and to transform each room into a quiet space once closed.

EXTERNAL

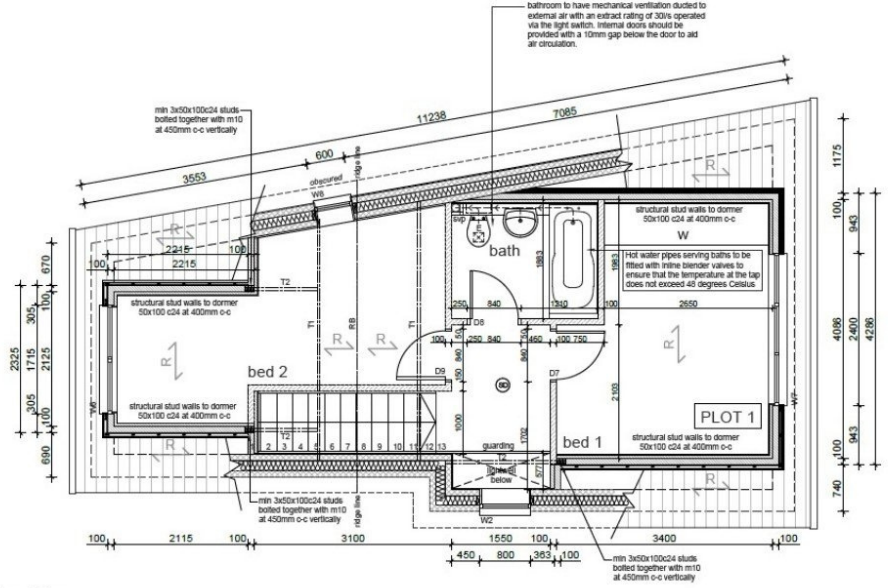
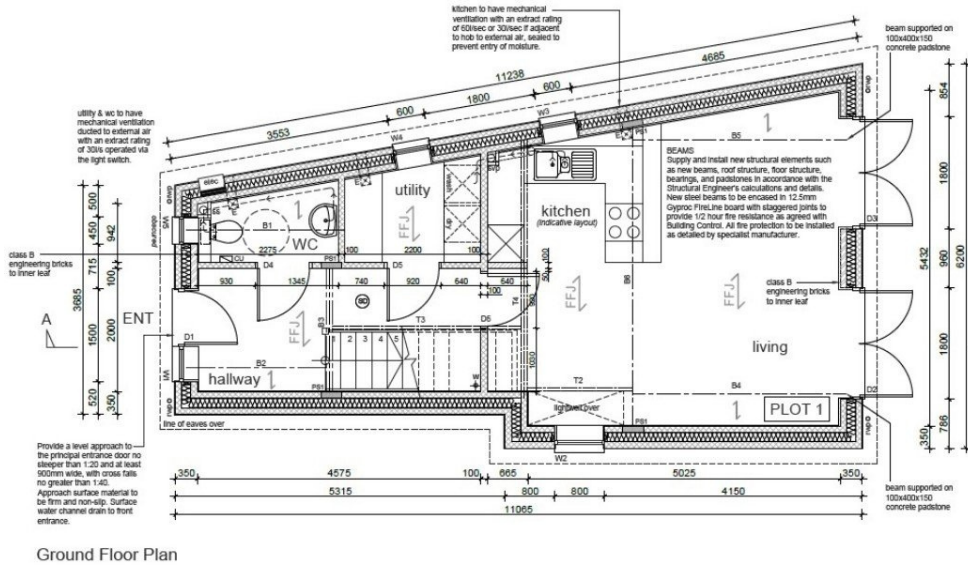
There are very well kept and mature gardens surrounding the development, with planted borders lining the boundaries. There is off road parking at the rear and access to a high end 7000w EV charging point.

LOCATION

Situated to the East of Worthing local amenities can be found nearby on Dominion Road, Worthing seafront is within 1km 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 1.6km away. The nearest station is East Worthing which is less than 100 metres away. Bus services run nearby.

Property Features:

Triple Glazing
Air Source Heat Pump
MVHR Heat Recovery Air System
Reversible Air Conditioning
Under Floor Eco Friendly Heating To The Ground Floor
Resin Counter Tops In Kitchen
Oak Veneer Doors
Large Format Tiles Upto Ceiling In Bathrooms
Oak Banister With Glass In Fill
High End 7000w EV Charging Point Per House With Internet Connectivity



Property Details:

Floor area *as quoted by EPC: tbc

Tenure: Freehold

Council tax band: currently unregistered

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.