



Ham Road, Worthing, BN11 2QS
£325,000



Property Type: Terraced House

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: B

- Mid-Terraced Period House
- Two Double Bedrooms
- Open Plan Kitchen/Diner
- East Facing Sun Room With W/C
- Large Family Sized Bathroom
- A Wealth Of Characterful Features Throughout
- Ideal First Time Buy Or Investment
- Popular Residential Area
- Large East Facing Rear Garden
- Close To Shops, Amenities & Mainline Train Station

We are delighted to offer for sale this charming and well presented mid terraced period house situated close to local shops, amenities and mainline train station. The property boasts two double bedrooms, west facing bay fronted living room, open plan kitchen/diner, east facing sun room with separate w/c, large family bathroom and a substantial mature rear garden. The house offers a wealth of characterful features throughout.



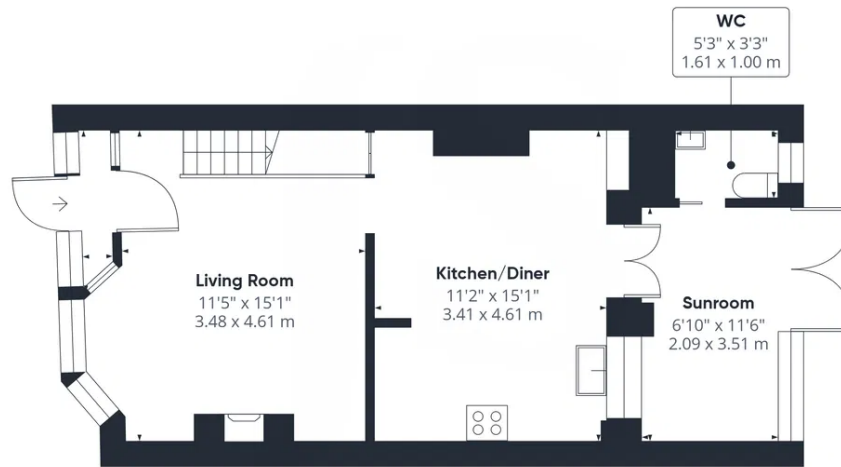


Internal The double-glazed front door opens into a welcoming entrance porch—an ideal spot for hanging coats and neatly storing shoes before stepping further into the home. From here, you're led into the bright and inviting living room, which features a charming west-facing bay window that fills the space with warm afternoon sunlight. Towards the rear of the property lies the spacious open-plan kitchen and dining area, measuring a generous 11'2" x 15'1". This versatile space easily accommodates a full-sized family dining table, perfect for everyday meals or entertaining. The kitchen itself is well-appointed with a range of floor-mounted cabinetry, offering ample worktop space along with provisions for several freestanding appliances. Double-glazed French doors open into the sun room—an east-facing retreat that enjoys lovely views across the rear garden and direct access outdoors. This additional reception room is a flexible space, measuring 6'10" x 11'6" , and lends itself perfectly to use as a cosy snug or an alternative dining area. A stylish ground-floor WC is conveniently located nearby. Upstairs, the first floor hosts two well-proportioned double bedrooms, measuring 11'3" x 12'6" and 11'2" x 8'0". Both rooms comfortably accommodate a large bed along with a variety of freestanding furnishings. Completing the upper level is a modern family bathroom, fitted with a contemporary three-piece suite comprising a bathtub with overhead shower, a toilet, and a hand wash basin.

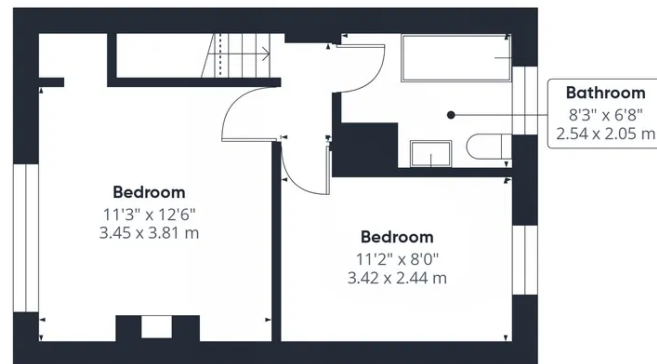
External The front garden has been fully paved, featuring a pathway that leads directly to the front door. It is enclosed by walls, creating a practical space for storing bins out of sight. The spacious rear garden faces east and is mainly laid to lawn, with two paved patio areas located at either end—perfect for outdoor dining or relaxing. Well-maintained flower beds, along with a variety of trees and shrubs, add character and charm, making this an ideal spot to enjoy the outdoors with a table and chairs.

Situated 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.





Ground Floor



Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC

Whilst we endeavour to make our properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.