



63 Ham Road, Worthing, BN11 2QU

Guide Price £550,000



A deceptively spacious four bedroom, two bathroom period terrace house situated close to seafront and shops. Briefly the accommodation comprises: entrance hall, 27' lounge/diner, 24' kitchen/breakfast room, four double bedrooms and two bathrooms. The property still retains much of the original features such as open fire places, picture rails etc. Benefits include gas fired central heating and double glazing. Externally there is a walled front garden and a delightful walled west facing rear garden with pedestrian rear access.

- Mid-Terrace Period House
- Four Double Bedrooms
- Two Bathrooms
- Open Plan Kitchen/Breakfast Room
- 27' Lounge/Diner
- West Aspect Rear Garden
- Walled Front Garden
- Double Glazing
- Gas Central Heating





Part glazed front door featuring stained glass windows. Leading to:

ENTRANCE HALL

Strip wood flooring. Radiator. Cornice ceiling. Under stairs storage cupboard.

LOUNGE/DINER

8.33m x 3.78m max (27'4 x 12'5 max)

Original wrought iron open fire place with tiled inset. Alcoves with built in storage cupboards and display shelves/book shelves. Built in dresser units with display shelves and storage. Double aspect with double glazed windows. Two radiators. Picture rail. Double glazed french doors leading to garden.

KITCHEN/BREAKFAST ROOM

7.26m x 2.97m (23'10 x 9'9)

Part tiled. Modern fitted kitchen with work surfaces with one and a half bowl single drainer sink unit inset with mixer taps. Range of base units incorporating cupboards and drawers. Matching eye level wall units. Integrated fridge freezer. Rangemaster 8 ring gas cooker with extractor cooker hood above. Space and plumbing for washing machine. Built in storage cupboard housing 'Worcester' gas fired boiler supplying gas central heating and hot water. Recessed ceiling spotlighting. Two radiators. Double glazed window. Double glazed bi-fold doors leading out to garden.

Stairs from entrance hall to:

FIRST FLOOR LANDING

BEDROOM TWO

4.88m into wardrobe x 4.50m (16' into wardrobe x 14'9)

Alcove with fitted wardrobes. Original cast iron fire place with tiled inset and hearth. Double glazed windows. Radiator. Picture rail. Sash window with access to BALCONY.

BEDROOM THREE

3.71m x 3.25m (12'2 x 10'8)

Original cast iron fire place. Double glazed window. Radiator. Picture rail.

BEDROOM FOUR

3.78m x 3.05m (12'5 x 10)

Radiator. Double glazed window.

BATHROOM/WC

3.73m max x 2.06m (12'3 max x 6'9)

Part wood panelled walls with dado rail. Roll top bath with telephone style mixer taps. Close coupled wc. Wash hand basin. Walk in tiled shower cubicle with chrome shower fittings and glazed folding doors. Radiator incorporating chrome towel rail. Double glazed window. Recessed ceiling spotlighting. Tiled floor.

Stairs from first floor to:

SECOND FLOOR LANDING

'Velux' skylight.

MASTER BEDROOM

5.94m x 4.32m into wardrobe (19'6 x 14'2 into wardrobe)

Radiator. 'Velux' window and double glazed windows. Door to:

ENSUITE BATHROOM

2.95m x 2.51m (9'8 x 8'3)

Part tiled with attractive ceramics. Walk in double shower with chrome shower fittings. Glazed shower screen. His and hers wash hand basin with mixer taps and storage cupboards under. Close coupled wc. Double glazed window. Tiled floor. Extractor.

OUTSIDE

WALLED FRONT GARDEN

Shingled for ease and maintenance. Mature shrubs.

WEST FACING REAR GARDEN

Delightful walled rear garden. Full width timber decked area with the remainder laid to lawn with raised flower borders. Pedestrian rear access.

TENURE & COUNCIL TAX BAND

Tenure: Freehold

Council tax band: Band C

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Estate and letting agents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

