



PEAR
PROPERTIES

145 Ham Road, Worthing
Worthing

Offers Over £400,000



145 Ham Road

Worthing, Worthing

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Large West Facing Garden With Side Access
- Off Road parking
- Open Plan Kitchen/Family Room Opening To Garden
- Large Living Room With Bespoke Fitted Storage & Open Fire
- Stylish Bathroom
- Great Location To East Of Worthing Town, Seafront At End Of Road
- Large Bay Windows & Exposed Floorboards
- Ground Floor WC
- Please Take A Look At Our Virtual Tour & Walkthrough Video



Living & Dining Room

10' 5" x 27' 1" (3.17m x 8.25m)

A large living space with a feature open fire, bay window to front, bespoke fitted storage.

Kitchen

7' 8" x 11' 7" (2.34m x 3.53m)

Fitted kitchen with space for appliances and a built in oven, flowing through to the breakfast room.

Open Plan Kitchen/Breakfast Room

17' 0" x 9' 7" (5.17m x 2.93m)

A spacious area flowing from the kitchen and idea for families, double doors to garden.

WC

3' 10" x 4' 8" (1.17m x 1.41m)

Low level WC, wash basin with vanity below, window to garden.

Master Bedroom

10' 11" x 14' 10" (3.33m x 4.53m)

A large double with bay window to front, exposed floorboards.

Bedroom

10' 4" x 12' 2" (3.15m x 3.72m)

A double bedroom with a window over looking the garden.

Bedroom

6' 4" x 8' 5" (1.93m x 2.57m)

A single bedroom with a window overlooking the front.

Bathroom

7' 0" x 7' 8" (2.14m x 2.33m)

Panel bath with mixer taps, pink wash basin, low level WC, heated towel rail, window to rear garden and airing cupboard.



REAR GARDEN

Large garden with a westerly aspect, covered seating area, good size lawn, side access and summer house/storage.

DRIVEWAY

1 Parking Space

Off street parking to the front.





Ground Floor Building 1

Approximate total area⁽¹⁾

95.7 m²

1031 ft²



Floor 1 Building 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Pear Properties

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