



Ham Road, Worthing



PCM
£975 PCM

- Ground Floor Flat
- One Double Bedroom
- Modernised Throughout
- Close to Worthing Town Centre
- *Viewings available from 22nd June between 3:00-4:30 CALL TO BOOK IN!*
- Gas Fired Central Heating
- EPC Rating - C
- Council Tax Band - A
- Available Now

**** VIEWINGS FULLY BOOKED **** Step into the heart of Worthing's vibrant scene with this charming ground floor flat. Nestled close to an array of town centre amenities, schools, green parks, convenient transport links, and the mainline station, this residence promises the best of city living. With a welcoming hallway, a cozy lounge, well-appointed kitchen, a delightful double bedroom, stylish bathroom, and your very own peaceful courtyard garden, this home boasts comfort and convenience at its core.

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Available Now

T: 01903 331247 E: info@robertluff.co.uk
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Accommodation

Front Door

Into:

Hallway

Radiator. Coving.

Lounge 9'8" x 10'1" (2.97 x 3.09)

TV point. Radiator. Coving. Double glazed West facing bay window.

Kitchen 12'5" x 8'4" (3.79 x 2.56)

A range of white base units including drawers. Work surface incorporating basin. Integrated electric oven. Four ring electric hob with extractor over. Tiled splashback. Space and plumbing for washing machine. Space for fridge/freezer. Built in storage. Wall mounted boiler. Spotlights. Shelving. Coving. Double glazed window. Double glazed door to rear garden.

Bedroom 9'8" x 8'4" (2.96 x 2.55)

Radiator. Coving. Double glazed window.

Bathroom

Bath with wall mounted electric shower and glass screen. Pedestal wash hand basin. Part tiled. WC. Heated towel rail. Spotlights.

Courtyard

Slabbed. Shed.

Front Garden

Pebbled. Bike lock. Bin storage.

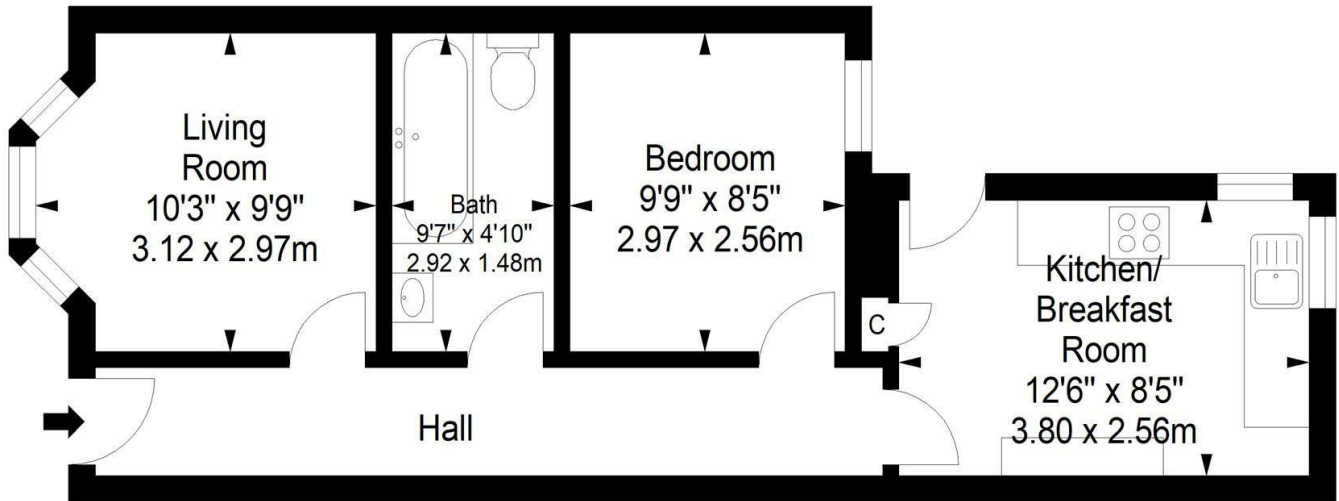


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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Ground Floor



Approximate gross internal floor area 40.3 sq m/ 433.8 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.