



Ham Road, Worthing



Asking Price
£130,000
 Leasehold

- First Floor Flat
- Two Double Bedrooms
- Good-Sized Lounge
- Kitchen
- Ideal Seafront Location
- Council Tax Band - A
- Double Glazing Throughout
- EPC Rating - E

We are delighted to offer to the market this two bedroom flat ideally situated in this ideal East Worthing location with local shops, schools, parks, bus routes, the seafront and the A259 all nearby. The accommodation comprises a kitchen, a lounge, two double bedrooms, a family bathroom, and a separate WC. Other benefits include double glazing throughout and being situated just a stones throw away from the seafront.

**Robert
 Luff & Co**
 Sales | Lettings | Commercial

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



Accommodation

Entrance Hallway

Electric heater. Storage cupboard.

Lounge 9'7" x 9'2" (2.93 x 2.81)

Electric heater. Double glazed window.

Kitchen 7'9" x 5'10" (2.37 x 1.79)

Wall, base and drawer units. Basin and drainer. Space for washing machine. Integrated oven and four ring electric hob with overhead extractor. Space for fridge/freezer. Tiled splashback. Double glazed windows and door to communal seating area.

Bedroom One 12'5" x 9'8" (3.81 x 2.97)

Double glazed bay windows. Electric heater.

Bedroom Two 12'5" x 7'7" (3.79 x 2.32)

Double glazed window. Electric heating.

Bathroom

Wall hung basin. Tiled splashback. Bath with wall mounted shower. Frosted double glazed window.

Separate WC

Low level flush WC. Frosted double glazed window.

Tenure

Leasehold with approximately 60 years remaining on the lease with a new lease on completion.
Annual Ground Rent - Approximately £62
Annual Service Charge - Approximately £1,500

Agent Note

Please note that this is for cash buyers only and has a tenant in situ.



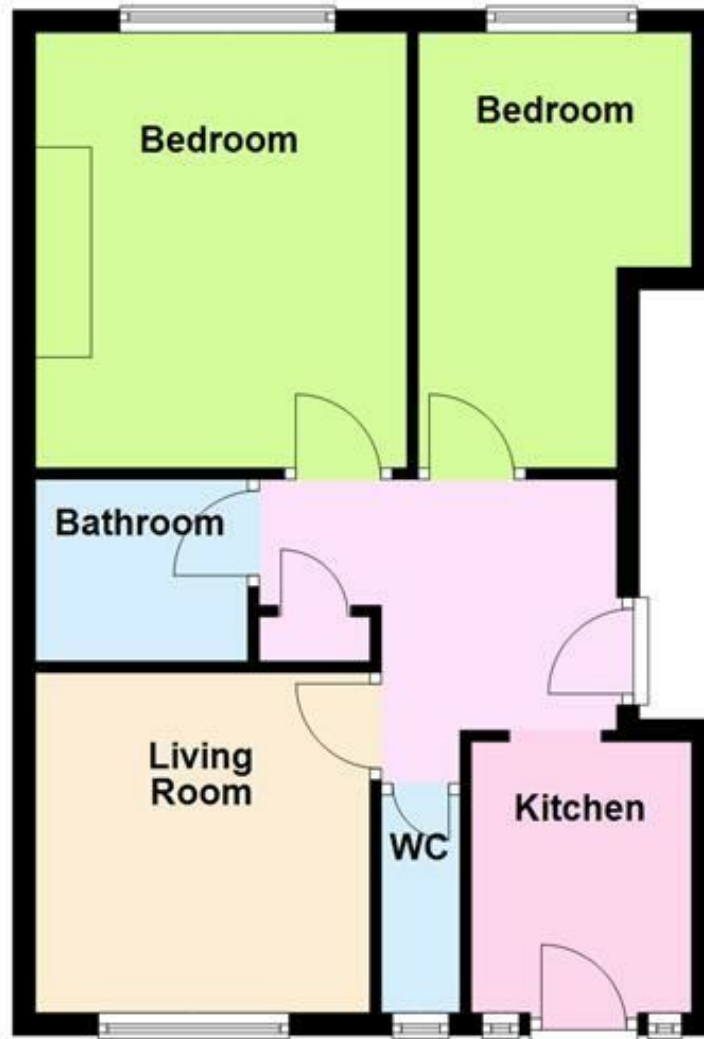
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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

www.robertluff.co.uk

Floor Plan

Approx. 48.8 sq. metres (525.2 sq. feet)



Total area: approx. 48.8 sq. metres (525.2 sq. feet)

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.