



Ham Road, Worthing



Asking Price
£130,000
 Leasehold

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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		70
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	39	
(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

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