



Ham Road, Worthing



Offers In Excess Of
£315,000
 Freehold

- Well Presented Terraced House
- Three Bedrooms
- Davison School Catchment
- Bay Fronted Living Room
- Separate Dining Room
- EPC Rating - D
- Close to Hospital
- Large Family Bathroom
- Low Maintenance Rear Garden
- NO CHAIN

Robert Luff & Co are delighted to offer to market this well presented terraced house ideally situated in this popular East Worthing location close to local shops, schools, parks, bus routes and the train station. Accommodation offers entrance hall, bay fronted living room, dining room, kitchen and utility room. Upstairs are three bedrooms and a spacious bathroom. Other benefits include a low maintenance rear garden and NO FORWARD CHAIN.

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

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



Accommodation

Entrance Hall

Double glazed door to front, radiator, telephone point.

Living Room 13'0" into bay x 11'8" (3.97 into bay x 3.58)

Double glazed bay window to front, radiator, electric fire, TV point.

Dining Room 12'4" x 11'1" (3.76 x 3.39)

Double glazed window to rear, understairs cupboard, TV point, radiator.

Kitchen 14'4" x 9'5" (4.39 x 2.88)

Fitted wall and base units, sink unit with mixer tap and drainer inset to work surfaces, integrated electric oven and gas hob, cookerhood, tiled splash back, space for fridge freezer, space and plumbing for washing machine and dishwasher, understairs cupboard, double glazed window to side and rear, double glazed door to garden, cupboard housing central heating boiler, radiator.

Landing

Split level with loft access.

Bedroom One 11'0" x 9'8" (3.36 x 2.95)

Double glazed window to rear, radiator, TV point, fitted wardrobes.

Bedroom Two 11'0" x 8'11" (3.36 x 2.74)

Double glazed window to front, radiator.

Bedroom Three 11'0" x 5'9" (3.36 x 1.77)

Double glazed window to rear, radiator.

Bathroom

Double glazed window to rear, panel enclosed bath with electric shower over, dual button flush W.C, single pedestal wash hand basin, radiator, tiled walls, airing cupboard.

Garden

Mainly laid to patio, wall and fence panel enclosed with flower bed borders, outside tap, gated rear access, storage shed.



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

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

www.robertluff.co.uk



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.