

Freehold - Offers In Excess Of £500,000



3



1



2



D



Description

We are delighted to offer to the market this well presented three bedroom end of terrace house situated in this central Worthing seafront location.

Accommodation offers entrance hall, kitchen/diner, lounge, conservatory and downstairs shower room. Upstairs has three bedrooms and a family bathroom. Other benefits include off road parking, fantastic sea views and a rear garden with artificial laid lawn.

Key Features

- End of Terrace Family Home
- Kitchen/Diner
- Three Bedrooms
- Two Bathrooms
- Conservatory
- Fantastic Sea Views
- Off Road Parking
- EPC Rating - D
- Council Tax Band - D
- Freehold





Porch Door

Double glazed. Opening into:

Entrance Porch

Oak front door opening into:

Entrance Hallway

Radiator. Under stair storage cupboard. Picture rail.

Lounge

4.39m x 3.96m (14'05" x 13'76")

Radiator. Period wooden fire surround with tiled insert, hearth and open grate. Picture rail. TV Point. Double glazed bay window with sea views.

Kitchen/Diner

5.79m x 3.96m (19'95" x 13'35")

A range of base and wall units with solid wood work surface incorporating basin with drainer. Electric NEFF oven and four ring NEFF electric hob and extractor fan over. Built in fridge/freezer, dishwasher and washing machine. Radiator. Picture rail. Spot lights. Double glazed window. Double opening doors out to:

Conservatory

3.96m x 2.44m (13'73" x 8'58")

Brick built. Double glazing. Door to downstairs bathroom. French doors out to rear garden. Further side door out to rear garden.

Downstairs Shower Room

1.68m x 1.24m (5'6" x 4'1")

Wet room with overhead shower attachment and wall mounted controls. WC. Corner basin with vanity unit. Wall mounted vertical radiator. Part tiled. Extractor fan. Double glazed velux window. Double glazed window to side.

Stairs

Up to:

First Floor Landing

Radiator. Picture rail. Built in storage cupboard with shelving. Loft access. Double glazed window.

Bathroom

2.13m x 1.52m (7'37" x 5'17")

P-shaped bath with wall mounted overhead shower, attachment with controls and screen. Basin set in vanity unit. WC. Vertical wall mounted towel rail. Part tiled. Spot lights. Two double glazed windows.

Bedroom One

4.39m x 3.35m (14'5" x 11'93")

Radiator. Picture rail. Period style fire surround and tiled insert to fireplace. Double glazed window with sea views.

Bedroom Two

3.89m x 3.35m (12'9" x 11'78")

Radiator. Picture rail. Period style fire surround and tiled insert to fireplace. Double glazed window.

Bedroom Three

2.13m 2.13m (7'55" 7'61")

Radiator. Picture rail. Double glazed window with sea views.

Rear Garden

Westerly aspect with artificial grass. Patio area. Mature trees, bushes and fig tree. Rear access to garage.

Front Garden

Paving. Off road parking. Bushes and plants. Access to garage.



Floor Plan Ham Road

Ground Floor
Approx. 79.6 sq. metres (856.4 sq. feet)



First Floor
Approx. 49.5 sq. metres (533.0 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	62	73

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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