Robert Luff & Co

Ham Road, Worthing

Freehold - Asking Price £600,000

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We are delighted to offer this attractive and substantial four double bedroom period family home, ideally situated on Ham Road in the popular East Worthing area, just a short walk from the beach. Arranged over three floors, the property offers spacious and versatile accommodation, including three bathrooms, a wealth of original character features and a private west-facing balcony enjoying sea views and far-reaching views towards the South Downs.

Key Features

- Substantial Four Double Bedroom Period Family Home
- Spacious Accommodation Arranged Over Three Floors
- Wealth of Original Character Features
- Two Reception Rooms and Spacious Kitchen/Breakfast Room
- Three Bathrooms Including En-Suite to Second Floor Bedroom
- Principal Bedroom with Private West-Facing Balcony
- Sea Views and Far-Reaching Views Towards the South Downs
- Enclosed Rear Garden with Recently Relaid Patio
- Popular East Worthing Location Close to Beach and Station
- Council Tax Band D | EPC Rating C

The accommodation begins with a period-style front door opening into a welcoming entrance hallway, featuring attractive stripped wood flooring which continues through to the cosy lounge, enjoying a west-facing window overlooking the front garden. To the rear, the dining room is open plan to the hallway and features a solid fuel burner, creating a lovely space for family dining and entertaining. This leads through to a spacious kitchen/breakfast room, with a further lobby area providing a useful utility cupboard with plumbing for a washing machine and access to a ground floor shower room with fitted shower cubicle and WC.

Stairs rise to the first floor, where the impressive principal bedroom measures approximately 15ft and benefits from stripped wood flooring, a west-facing bay window and direct access onto a private balcony. Enclosed by decorative balustrading, the balcony enjoys delightful sea views and far-reaching views towards the South Downs. There are two further good-sized double bedrooms on this floor, together with a spacious family bathroom.

The second floor provides a particularly generous fourth double bedroom, measuring approximately 19ft and benefiting from its own en-suite shower room. A useful 23ft eaves storage cupboard is accessed from the landing, providing excellent additional storage space.

Outside, the enclosed rear garden features a recently relaid patio, an area of lawn, timber shed and rear access gate. To the front, there is an attractive formal garden with mature shrubs. Further benefits include gas central heating and double glazing.

The property is conveniently positioned close to local shops, restaurants and East Worthing railway station, with Worthing seafront and its beautiful beach within easy walking distance.











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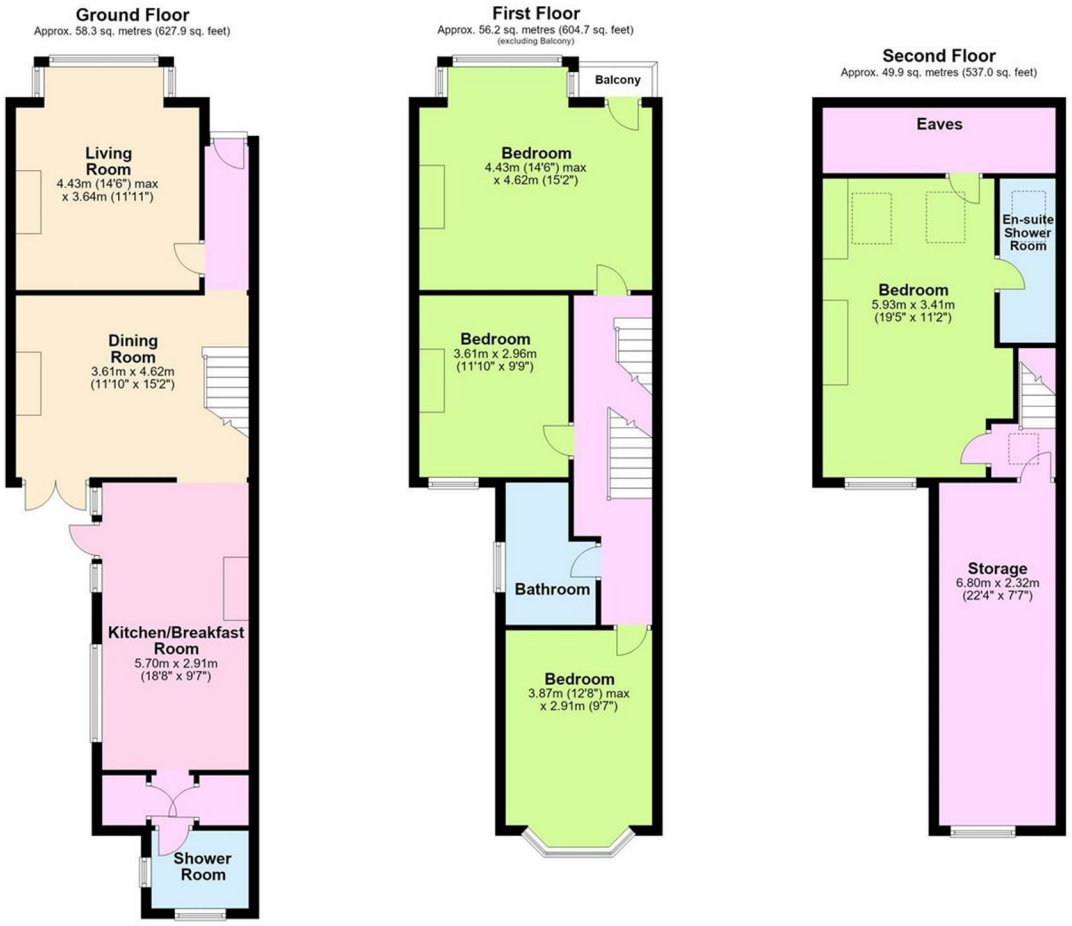


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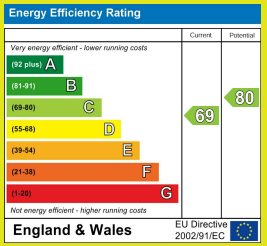
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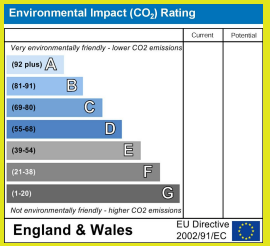
Floor Plan Ham Road



Total area: approx. 164.4 sq. metres (1769.5 sq. feet)







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.

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