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Key Features

- Three-bedroom family home
- Ideally located in popular East Worthing, close to shops, schools, parks, bus routes, and the mainline station
- Modern fitted kitchen with quartz worktops and Bosch ovens
- Open-plan lounge/dining room with log burner and built-in storage
- Contemporary family bathroom and ground floor cloakroom
- Loft access and abundant storage throughout
- Soundproof studio with power and lighting
- Timber-built log cabin gym with power and lighting
- Approximately 200ft rear garden with patio, decking, lawn, and gated side access
- Council Tax Band B | EPC Rating D

We are delighted to offer this beautifully presented three-bedroom home, ideally situated in a popular East Worthing location, close to local shops, schools, parks, bus routes, and the mainline station. Combining stylish modern interiors with versatile living spaces and a truly exceptional rear garden, this property is perfect for families, home working, hobbies, or entertaining.

Accommodation

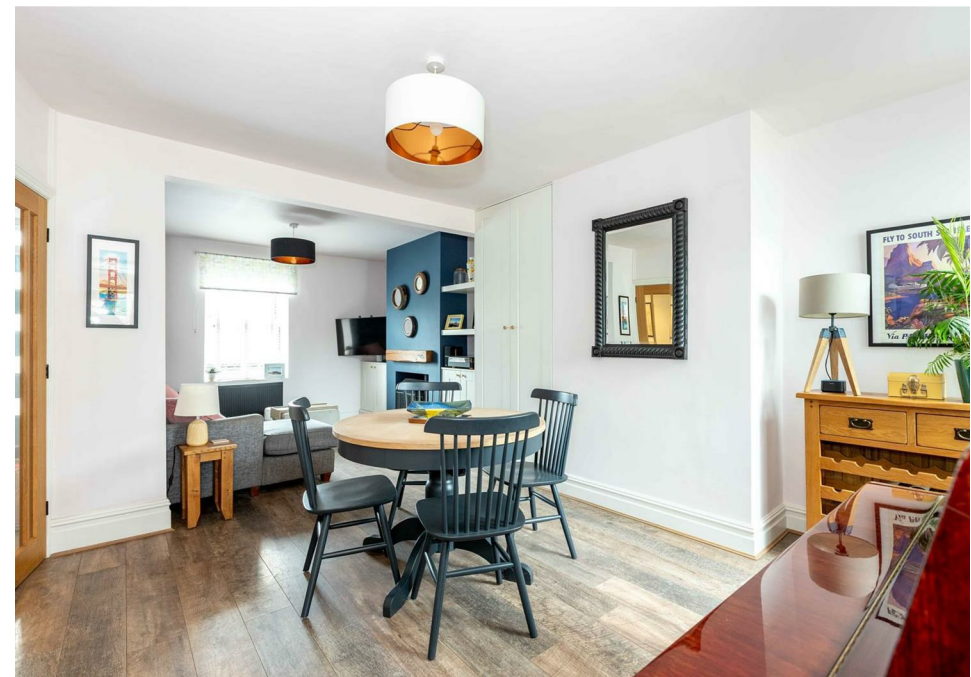
Internally, the home features a modern fitted kitchen with a range of wall and base units, quartz work surfaces, integrated Bosch ovens, induction hob with extractor, dual bowl sink, plumbing for appliances, and space for an American-style fridge freezer. Tiled flooring and a glazed rear door provide a seamless connection to the garden.

The open-plan lounge/dining room is bright and sociable, with front and rear windows, built-in storage, and a charming log burner in the lounge area. The ground floor also includes a welcoming entrance hall and a contemporary cloakroom with part-tiled walls and a wall-mounted wash hand basin.

Upstairs, the landing provides loft access and ample storage. The principal bedroom benefits from triple-glazed windows and fitted Hammonds wardrobes, while two further bedrooms overlook the rear garden. The modern family bathroom is part-tiled and features a panelled bath with shower over, a vanity unit with wash hand basin, a heated towel rail, and a low-level WC.

Outside

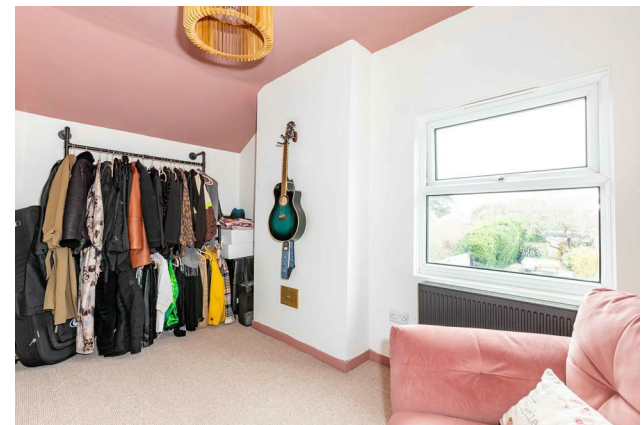
The property's outdoor space is a standout feature. The approximately 200ft rear garden is divided into two sections. At the far end, a timber-built log cabin with power and lighting is currently used as a private gym, complemented by a patio seating area. Closer to the house, a fully powered soundproof studio offers a versatile space for a music studio, home office, creative workspace, or therapy room. Additional garden features include metal and timber storage sheds, a raised decked seating area, lawn, gravel walkway, gated side access, outside taps, external power, a patio just outside the house, a plastic storage shed, and a log store. The entire garden is fully enclosed, providing privacy and security.



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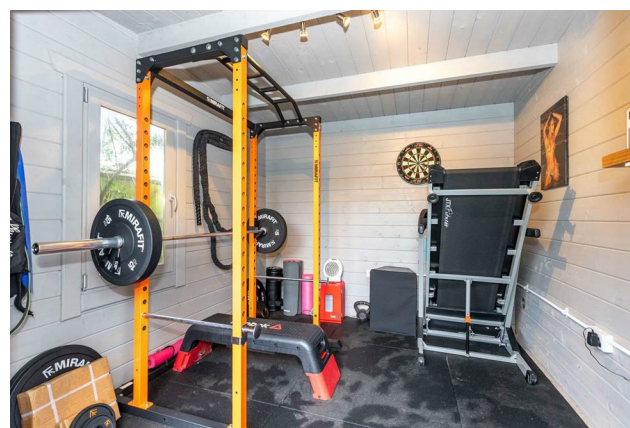
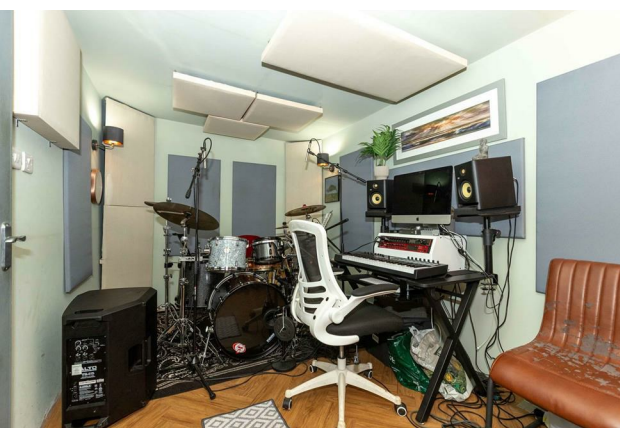
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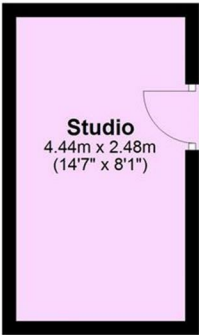
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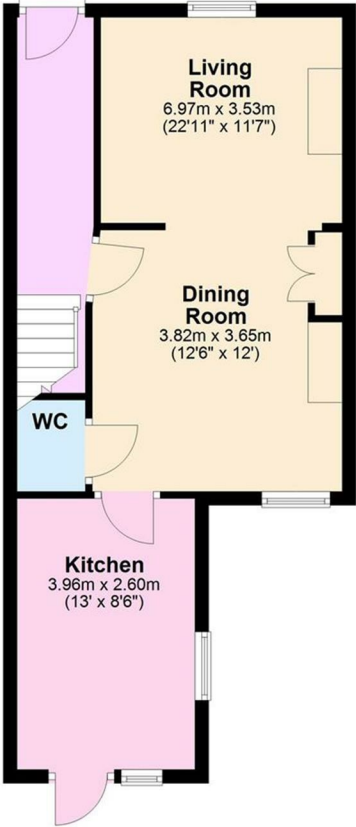
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Floor Plan Ham Road

Ground Floor
Approx. 11.0 sq. metres (118.4 sq. feet)



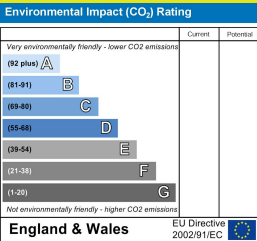
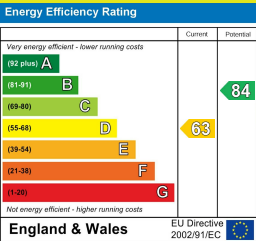
Ground Floor
Approx. 43.5 sq. metres (468.1 sq. feet)



First Floor
Approx. 53.7 sq. metres (578.5 sq. feet)



Total area: approx. 108.2 sq. metres (1165.0 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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