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## Description

We are pleased to offer to the market this well presented mid-terraced house, ideally situated in this popular East Worthing location close to local shops, schools, parks, bus routes and the mainline station.

Accommodation comprises an open plan lounge/dining room, a kitchen, and lean to/utility room with a separate WC. Upstairs, there are two double bedrooms and a family bathroom. The property also benefits from a generous rear garden and no ongoing chain.

## Key Features

- Mid-Terraced Home
- Open Plan Living Area
- Utility Room
- Council Tax Band B
- Two Double Bedrooms
- Ground Floor WC
- Low Maintenance Rear Garden
- No Chain





### **Entrance Porch**

Door into:

### **Lounge**

**4.08 x 4.61 (13'4" x 15'1")**

With double glazed bay fronted window, tv point, telephone point and radiator.

### **Dining Room**

**3.59 x 2.81 (11'9" x 9'2")**

Double glazed window to rear and radiator.

### **Kitchen**

**3.41 x 1.69 (11'2" x 5'6")**

Fitted kitchen with range of base and wall units, sink with drainer, space for oven, part tiled walls, double glazed window and door to rear.

### **Lean To/Utility Room**

**3.56 x 2.29 (11'8" x 7'6")**

With plumbing for washing machine, double glazed window and doors out to rear garden, storage cupboard and power.

### **Ground Floor WC**

With high level flush WC and a window.

### **Landing**

Access to loft.

### **Bedroom One**

**3.77 x 3.43 (12'4" x 11'3")**

Double glazed window to front, radiator and tv point.

### **Bedroom Two**

**3.43 x 2.40 (11'3" x 7'10")**

Double glazed window to rear and radiator.

### **Bathroom**

**2.54 x 2.08 (8'3" x 6'9")**

Double glazed frosted window to rear, panel enclosed bath with shower over, dual button WC, wall mounted wash hand basin, tiled walls, a cupboard housing combi boiler and heated towel rail.

### **Rear Garden**

A good size, fully enclosed paved rear garden with a storage shed and gated access.



## Floor Plan Ham Road

**Ground Floor**  
Approx. 45.1 sq. metres (486.0 sq. feet)



**First Floor**  
Approx. 32.3 sq. metres (347.4 sq. feet)



Total area: approx. 77.4 sq. metres (833.4 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		89	
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		71	
EU Directive 2002/91/EC			

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