



33 Ham Road, Worthing, BN11 2QU
Guide Price £325,000



We are delighted to offer for sale this extremely well presented TWO DOUBLE BEDROOM ground floor apartment with it's own PRIVATE WEST ASPECT REAR GARDEN being wonderfully positioned close to the beach, also having the added benefit of being sold CHAIN FREE!

In brief the property consists of a large entrance hallway, separate lounge area to the front of the property with sash bay windows, master bedroom with fitted wardrobe space & views over rear garden, second double bedroom or home office depending on your personal preference, a modern fitted bathroom suite & a dual aspect open plan kitchen / diner to the rear with bi-folding doors opening into private west aspect rear garden.

Call now to avoid disappointment!

- Chain Free
- Two Double Bedrooms
- Ground Floor Apartment
- Private West Aspect Rear Garden
- Close To Seafront
- Good Commuter Links To London & Brighton
- Modern Fitted Dual Aspect Kitchen With Bi-Folding Rear Doors
- Contemporary Bathroom Suite
- Spacious Lounge With Sash Bay Windows
- Close To Local Amenities





Shared Entrance Hallway

Shared entrance hallway with private front door leading to:

Entrance Hallway

Engineered wood flooring. textured and coved ceiling. Understairs storage cupboard housing electric meter.

Living Room

4.37m x 3.84m (14'4 x 12'7)

Engineered wood flooring. Gas fireplace with painted surround. Recessed shelving in alcove. Radiator. Textured and feature cornicing. Sash bay window with fitted shutter blinds.

Kitchen / Breakfast Room

4.62m x 3.2m (15'2 x 10'6)

Quartz work surface incorporating one and a half bowl sink with mixer tap. Fitted 'Bosch' fan



oven. 'AEG' four ring electric hob with extractor fan above. Tiled splashback surround. Integrated fridge/freezer. Contemporary base units comprising of cupboards and drawers. Matching eye level wall units. Wood effect herringbone tiled flooring with underfloor heating. Ladder style radiator. Three panel bi-folding double glazed doors leading to rear garden. Levelled ceiling.

Bedroom One

3.58m x 3.1m (11'9 x 10'2)

Engineered wood flooring. Radiator. Sash window. Fitted wardrobes with shelving and hanging space. Textured and coved ceiling.

Bedroom Two

3.56m x 2.11m (11'8 x 6'11)

Double glazed sash window. Radiator. Levelled and coved ceiling.



Bathroom

White suite comprising panelled bath with tiled surround, mixer tap, glazed screen and wall mounted controls with rainfall shower over and separate hand held attachment. Contemporary style basin with mixer tap. Close coupled wc. Tiled floor with underfloor heating. Heated towel rail. Extractor fan. Double glazed window. Levelled Ceiling.

Externally

West Aspect Rear Garden

Anthracite decking for ease and maintenance. Gate for rear access. Outside tap. Outside power socket.

Lease Information

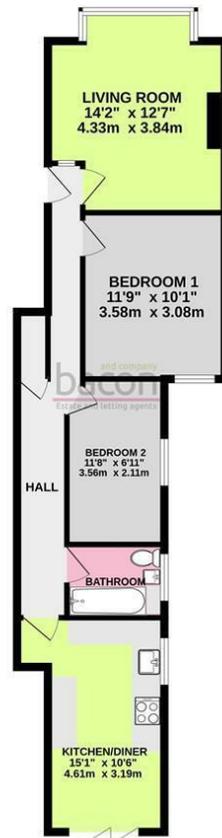
Lease Length: 146 Years Remaining
Maintenance: £1,100 per annum
Ground Rent: £0

Council Tax

Band B



GROUND FLOOR
 657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA: 657sq.ft. (61.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	74
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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