



## 1 Ham Close, Worthing, BN11 2QE

Extended three-bedroom detached bungalow situated in a quiet residential close in Worthing. The accommodation includes a large dual-aspect kitchen/diner, living room with garden access, three double bedrooms and a modern shower room.

Externally, the property benefits from a south-facing rear garden, west-facing side garden, detached garage with power, and off-road parking for multiple vehicles. Additional features include a powered garden room/home office and a separate sauna. Freehold. Conveniently located for local amenities, transport links and Worthing town centre.

Guide price £385,000

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- Three bedrooms
- Semi detached bunglaow
- Extended
- Garden office/Sauna
- Garage and drive
- Southerly aspect gardens

## Hall

Storage cupboard, loft access hatch, uPVC double glazed front door. Doors leading to all rooms.

## Kitchen Diner

**18'3" x 15'5" max (5.57m x 4.7m max)**

Great sized, L-shaped kitchen/diner with dual-aspect uPVC double glazing providing excellent natural light. Fitted with laminate wood flooring, dark speckle-effect worktops and an extensive range of country-style wall and base units. Features include plumbing for a washing machine, stainless steel extractor, four-ring gas hob with electric oven, 1½ ceramic sink with drainer, radiator, two four-spot light fittings and aerial point. Ample space for a large dining table, making this an ideal room for both entertaining and everyday family living.

## Living Room

**13'10" x 10'5" (4.22m x 3.18m)**

Bright and welcoming living room overlooking the rear garden. Large uPVC double glazed window and patio doors flood the room with natural light and provide direct access to the garden. Carpeted, with gas fire, radiator and neutral décor.

## Bedroom One

**13'10" x 10'3" (4.24m x 3.13m)**

Generous principal bedroom, attractively decorated, carpeted, with uPVC double glazed window and radiator.

## Bedroom Two

**9'10" x 8'10" (3.02m x 2.71m)**

Well-proportioned double bedroom with neutral décor, carpeted flooring, uPVC double glazed window and radiator.

## Bedroom Three

**8'10" x 8'10" (2.71m x 2.70m)**

Another double bedroom, neutrally decorated and carpeted, with uPVC double glazed window and radiator.

## Shower Room

**8'9" x 6'9" (2.69m x 2.07m)**

Modern and stylish shower room comprising a large walk-in mixer shower, fully tiled walls, uPVC double glazed window, vanity unit with wash basin and WC offering generous storage, heated towel radiator and grey vinyl flooring.

## Rear Garden

South facing rear garden, large pond, mostly laid to lawn with shrubs and bushes to east border, access to sauna, garage and side garden.

## Side Garden

West-facing side garden, predominantly laid to lawn with established shrubs and bushes to the boundary.

## Garage and Drive

**16'11" x 8'4" (5.16m x 2.56)**

Detached garage with power-operated door,

lighting and power points. Driveway providing off-road parking for two or more vehicles, with additional hardstanding adjacent to the garage suitable for a larger vehicle. There is also an additional shed with storage.

## Garden Room/Office

**9'4" x 7'5" (2.85m x 2.27)**

Timber-built garden room with double glazed double doors, light and power, ideal for use as a home office, studio or hobby room.

## Sauna

**7'4" x 5'6" (2.26m x 1.7m)**

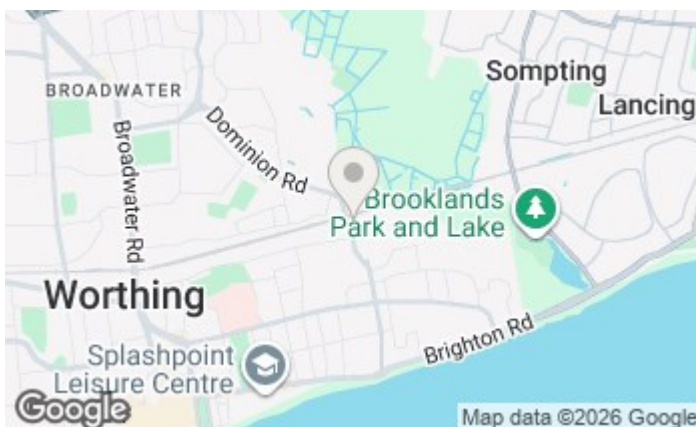
Purpose-built sauna with fitted seating and window overlooking the garden and deck area, providing a unique and attractive lifestyle feature.

## Other information

Tenure: Freehold

Council Tax Band: C

Local Authority: Worthing



## Directions

From East Worthing Railway station walk up to Ham Road, Cross over to Ham Way and then Ham close is 50 yards on your left the property is at the west end of the close, It's a 3min walk

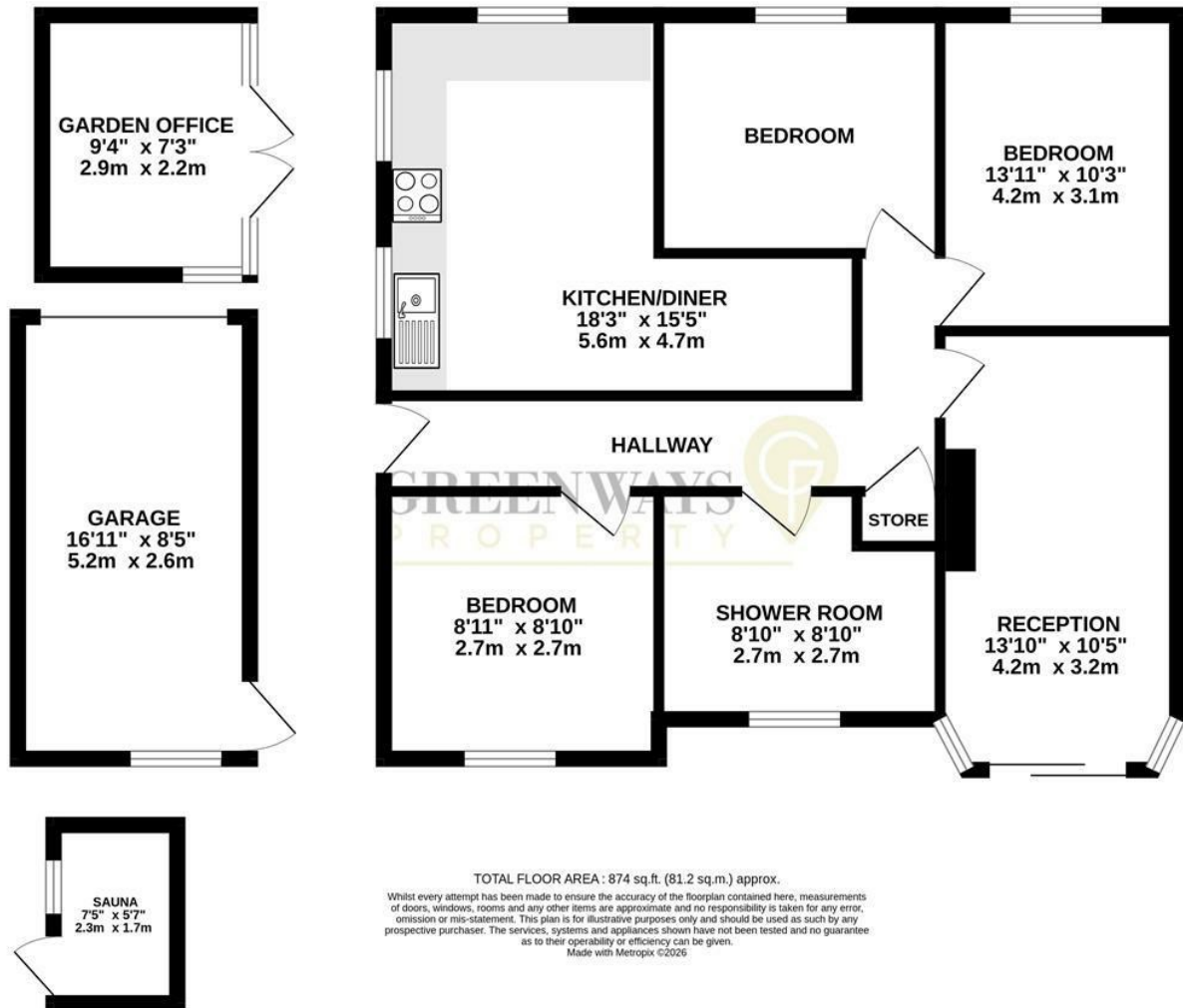
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# Floor Plan

## HAM CLOSE BN11 2QE 874 sq.ft. (81.2 sq.m.) approx.



**PLEASE NOTE:**

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	