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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



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			89
(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		EU Directive 2002/91/EC	

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

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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