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## Key Features

- Mid-Terrace Family Home
- Open Plan Kitchen/Dining Space
- Spacious Bathroom
- Located Close To Mainline Station
- Council Tax Band B
- Two Double Bedrooms
- Practical Utility Area
- Gas Fired Central Heating & Double Glazed Windows
- Good Size Rear Garden
- EPC Rating - TBC

We are pleased to offer to the market this two double-bedroom terraced home in a highly convenient East Worthing location, moments from the shops on Ham Road and just south of East Worthing railway station. Offering a spacious bathroom, open-plan kitchen/diner, utility area and gas central heating with double glazing throughout, the property also enjoys a generous rear garden. With excellent local amenities and transport links close by, this home provides both everyday convenience and exciting potential for modernisation.

## **Accommodation**

Inside, the home offers two double bedrooms, a spacious bathroom, an open-plan kitchen/diner, and a practical utility area that adds to everyday convenience. Gas central heating and double-glazed windows are already in place, providing comfort and improved energy efficiency.

## **Outside**

Outside, the property benefits from a good-sized rear garden, offering plenty of space for relaxing, outdoor dining, or entertaining. This versatile outdoor area is a valuable addition to the home.

## **Location**

Conveniently positioned in East Worthing, the house is just a short walk from the shops and amenities along Ham Road. East Worthing railway station is located only a short distance to the north, offering straightforward access for commuters. The surrounding area benefits from a range of local services, green spaces, and easy routes into Worthing town centre and the seafront.



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## Floor Plan Ham Road



Total area: approx. 67.0 sq. metres (720.7 sq. feet)



| Energy Efficiency Rating                    |   | Environmental Impact (CO <sub>2</sub> ) Rating |           |                 |           |
|---|---|--|-----------|-----------------|-----------|
|   |   | Current  | Potential | Current         | Potential |
| Very energy efficient - lower running costs |   |  |           |                 |           |
| (92 plus)                                   | A |  |           |                 |           |
| (81-91)                                     | B | 86   |           |                 |           |
| (69-80)                                     | C |  |           |                 |           |
| (55-68)                                     | D | 68   |           |                 |           |
| (39-54)                                     | E |  |           |                 |           |
| (21-38)                                     | F |  |           |                 |           |
| (1-20)                                      | G |  |           |                 |           |
| Not energy efficient - higher running costs |   |  |           |                 |           |
| England & Wales                             |   | EU Directive 2002/91/EC                        |           | England & Wales |           |
|   |   |  |           |                 |           |

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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