



35 Ham Way | | Worthing | BN11 2QF



ESTATE AGENT



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Offers In Excess Of £309,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE SEMI-DETACHED BUNGALOW. LOCATED IN EAST WORTHING WITHIN 100 METRES OF EAST WORTHING MAINLINE RAILWAY STATION ( LONDON VICTORIA - 94 MINUTES ). THE PROPERTY BENEFITS FROM ENTRANCE PORCH, ENTRANCE HALL, TWO BEDROOMS, 13' SOUTH FACING LOUNGE, KITCHEN, BATHROOM, OFF ROAD PARKING FOR TWO VEHICLES AND 43' REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRANCE PORCH
- 'Z' SHAPED ENTRANCE HALL
- 2 BEDROOMS
- 13' SOUTH FACING LOUNGE
- KITCHEN
- BATHROOM
- OFF ROAD PARKING FOR TWO VEHICLES
- 43' REAR GARDEN
- IDEAL FOR FIRST TIME BUYERS
- IDEAL FOR BUY TO LET INVESTORS

Part frosted double glazed door leading to:

### ENTRANCE PORCH

Display shelf, part UPVC roof.

Part frosted double glazed door off entrance porch to:

### ENTRANCE HALL

**33'5" in length (10.20 in length)**

Being 'Z' shaped, high level double doored storage cupboard housing electric meter and electric trip switches, single panel radiator, access to loft storage space.

Door off 'Z' shaped entrance hall to:

### LOUNGE

**13'5" x 12'3" (4.11 x 3.75)**

Into bay with double glazed windows to the front having a favoured southerly aspect, double panelled radiator, wood effect flooring.

Doorway off 'Z' shaped entrance hall to:

### KITCHEN

**8'9" x 8'3" (2.69 x 2.54)**

Comprising stainless steel sink unit with contemporary style mixer tap, inset into wood effect worktop, storage cupboard under, 'INDESIT' washer/dryer to the side,

'BEKO' dishwasher to the side, splash back, complimented by matching wall units over, adjacent free standing 'HOTPOINT' four ring electric cooker, matching wood effect work top to the side with three drawers under, further matching wood effect worktop with double doored storage cupboard under, glass backsplash, canopied extractor hood over, complimented by matching wall units to the side, 'FRIDGEMASTER' tall fridge/freezer to the side, double glazed windows and frosted double glazed French door to the side having a westerly aspect, vinyl flooring, spotlighting.

Door off 'Z' shaped entrance hall to:

### BEDROOM 1

**12'11" x 8'11" (3.96 x 2.74)**

Double glazed windows to the rear, double panelled radiator.

Door off 'Z' shaped entrance hall to:

### BEDROOM 2

**13'7" x 8'0" (4.15 x 2.44)**

Double glazed windows to the side having a westerly aspect, single panel radiator, wood effect flooring.

Door off 'Z' shaped entrance hall to:

### BATHROOM

Comprising panel bath with contemporary style mixer tap with separate shower attachment, shower rail and curtain, circular enamel sink unit with contemporary style mixer tap with wood worktop, drawer and double doored cupboard under, low level wc to the side, frosted double glazed windows, single panel radiator, vinyl flooring, extractor fan.

### FRONT

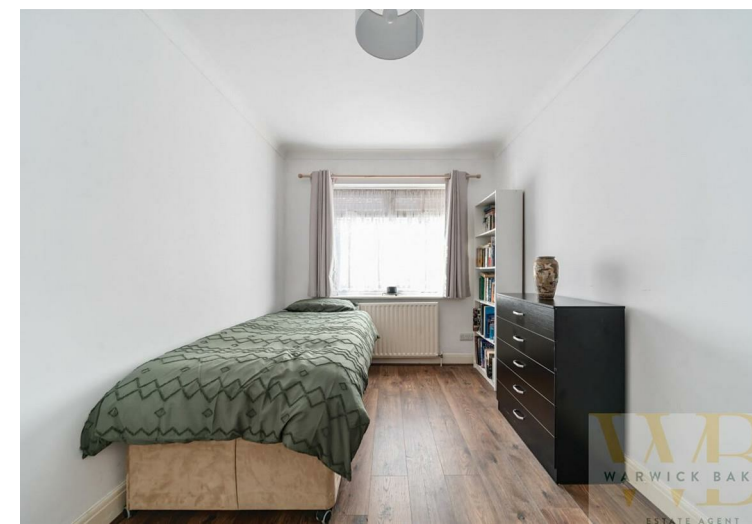
**20'11" x 22'11" (6.40 x 6.99)**

Laid to shingle with off road parking for two vehicles, patio slab pathway to the front door, patio slab pathway leading to side gate to pathway to:

### REAR GARDEN

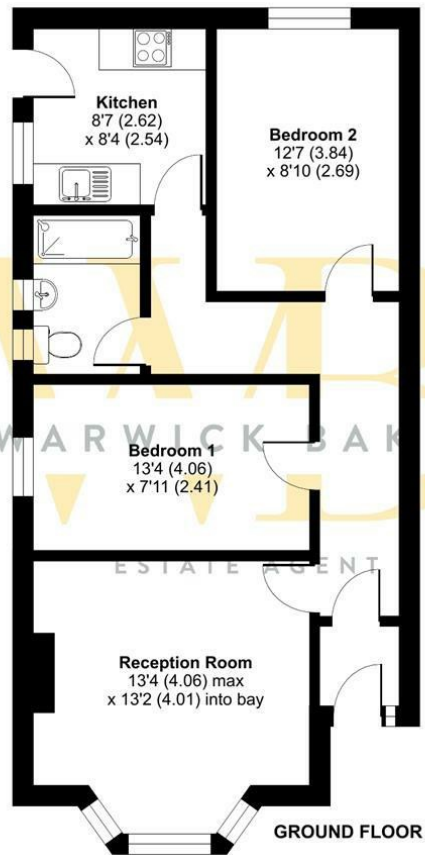
**43'0" x 22'11" (13.11 x 6.99)**

Laid to patio and patio slabs, lawned area, enclosed by fencing and part brick wall.

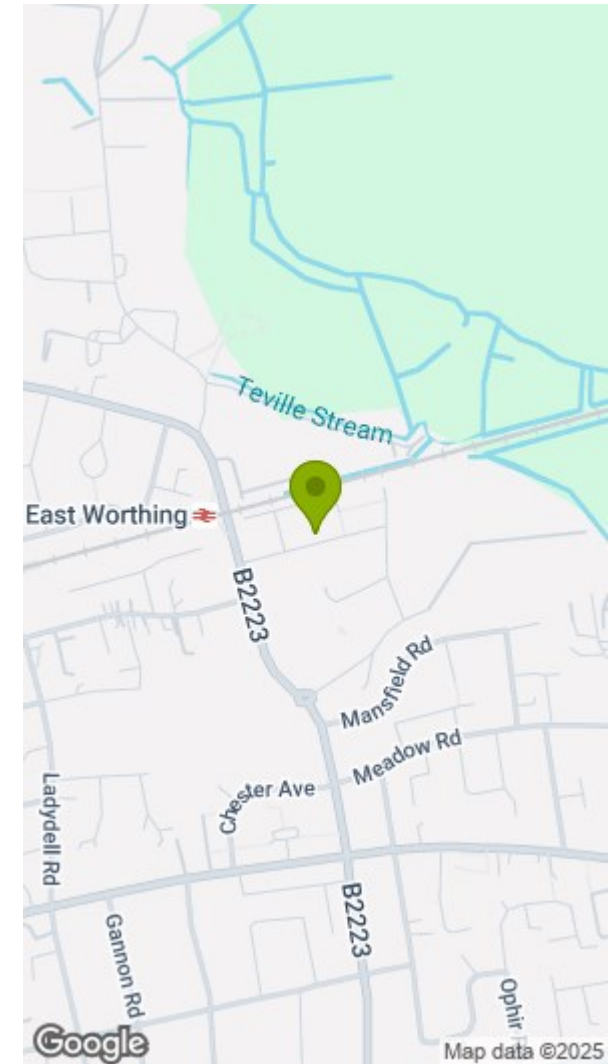


## Ham Way, Worthing, BN11

Approximate Area = 642 sq ft / 59.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1227069



### Disclaimer

\* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

\* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

\* All measurements are approximate

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