



Ham Road, Worthing



PCM
£1,350 PCM

- Ground Floor Garden Flat • Two Bedrooms
- Beautifully Presented
- East Facing Garden
- Yards From The Seafront
- Popular Location
- Council Tax Band - A
- EPC Rating - C

Robert Luff & Co are delighted to offer to market this beautifully presented ground floor garden flat ideally situated in this Worthing location just off the seafront, town centre shops, restaurants, parks, bus routes and the mainline station all nearby. The accommodation offers entrance hall, living room, newly fitted modern kitchen, two bedrooms and a modern fitted bathroom. Other benefits include a good size private East facing rear garden, Long Lease and gas central heating. Internal Viewing is highly recommended to be fully appreciated

T: 01903 331247 E: info@robertluff.co.uk
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Accommodation

Communal Entrance

Communal front door into hall entrance leading to:

Private Entrance

Oak wood front door leading to:

Hallway 4'9" x 3'8" (1.47 x 1.14)

Wood laminate flooring, Shelving. Leading to:

Bedroom 1 10'2" x 14'1" (into bay) (3.12 x 4.30 (into bay))

Double glazed westerly aspect bay window, Feature fireplace, Grey carpet.

Lounge/Diner 11'10" x 11'1" (3.62 x 3.40)

Wood laminate flooring, Closed feature fireplace, Smoke alarm, White vertical column radiator, Under stairs storage cupboard.

Kitchen 9'10" x 10'5" (3.01 x 3.18)

Matte olive green storage units, Oak wood worktop surfaces, Built in fridge freezer, Stainless steel sink with drying rack, Integrated electric oven, Four ring electric hob with overhead Hisense extractor fan, Marble splashback tiles, Wood laminate flooring.

Bedroom 2 8'7" x 9'6" (2.63 x 2.90)

Double glazed east facing window overlooking the rear garden, Radiator.

Bathroom

White gloss sink, White gloss WC, White heated towel rail, White gloss bath with overhead shower and mixer tap, South facing double glazed frosted window, Light grey tiling.

Rear Garden

Private east facing garden, Laid to lawn and patio area, Rear access to old bin storage access.

Tenure

Lease Length - 178 Years

Ground Rent - £240 Per Annum

Service Charge - £250 Every 6 Months



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC	69	England & Wales	
			77	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.