



Ham Road, Worthing



PCM
£975 PCM

- Ground Floor Flat
- Gas Fired Central Heating
- One Double Bedroom
- EPC Rating - C
- Modernised Throughout
- Council Tax Band - A
- Close to Worthing Town Centre
- Available Now

Step into the heart of Worthing's vibrant scene with this charming ground floor flat. Nestled close to an array of town centre amenities, schools, green parks, convenient transport links, and the mainline station, this residence promises the best of city living. With a welcoming hallway, a cozy lounge, well-appointed kitchen, a delightful double bedroom, stylish bathroom, and your very own peaceful courtyard garden, this home boasts comfort and convenience at its core.

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

Robert
Luff & Co
Sales | Lettings | Commercial



Accommodation

Front Door

Into:

Hallway

Radiator. Coving.

Lounge 9'8" x 10'1" (2.97 x 3.09)

TV point. Radiator. Coving. Double glazed West facing bay window.

Kitchen 12'5" x 8'4" (3.79 x 2.56)

A range of white base units including drawers. Work surface incorporating basin. Integrated electric oven. Four ring electric hob with extractor over. Tiled splashback. Space and plumbing for washing machine. Space for fridge/freezer. Built in storage. Wall mounted boiler. Spotlights. Shelving. Coving. Double glazed window. Double glazed door to rear garden.

Bedroom 9'8" x 8'4" (2.96 x 2.55)

Radiator. Coving. Double glazed window.

Bathroom

Bath with wall mounted electric shower and glass screen. Pedestal wash hand basin. Part tiled. WC. Heated towel rail. Spotlights.

Courtyard

Slabbed. Shed.

Front Garden

Pebbled. Bike lock. Bin storage.

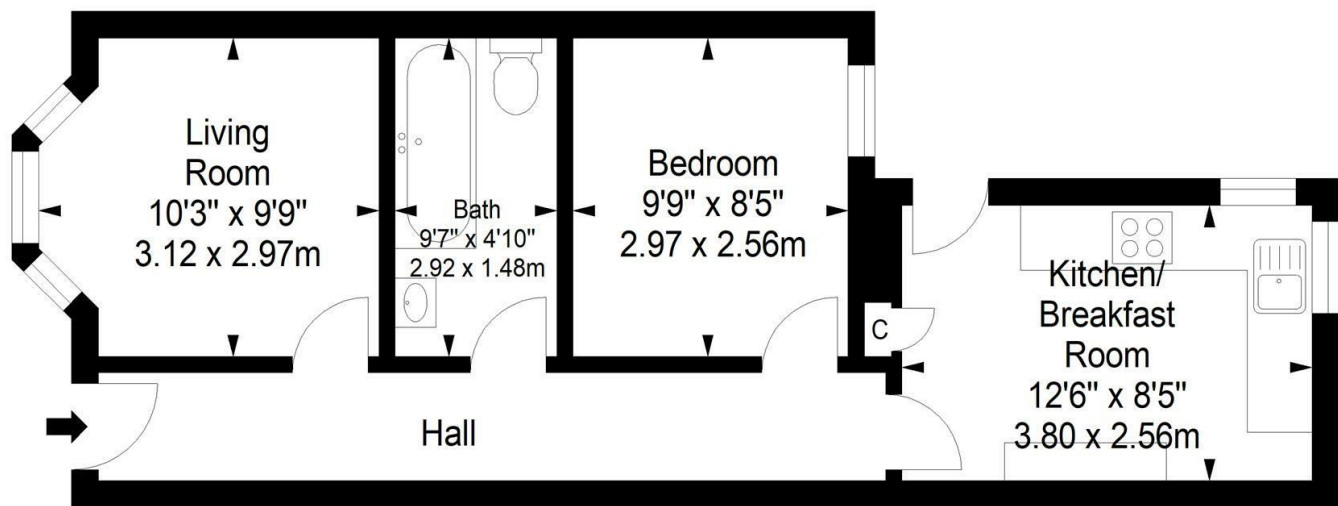


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

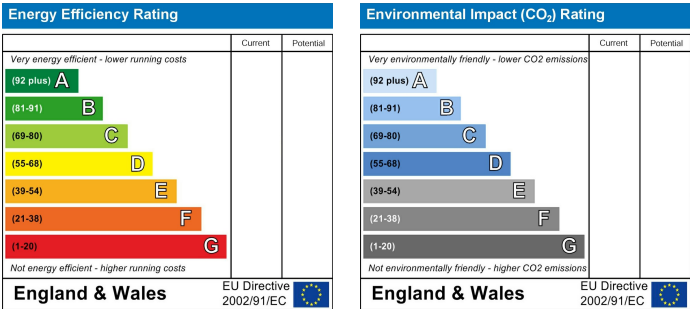
T: 01903 331247 E: info@robertluff.co.uk

www.robertluff.co.uk

Ground Floor



Approximate gross internal floor area 40.3 sq m/ 433.8 sq ft



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.