



## Ham Road, Worthing



Offers In Excess Of  
**£525,000**  
Freehold

- Extended Period House
- Five Double Bedrooms
- Wealth Of Original Features
- Low Maintenance Garden
- West Facing Garden
- EPC Rating - D
- Spacious Kitchen
- Council Tax Band - C

We are delighted to offer to the market this beautifully presented, five-bedroom Victorian terraced family home, situated in this ideal East Worthing location, close to local shopping facilities, restaurants, the beach, parks, schools, bus routes, and the mainline station. This spacious accommodation offers an entrance hallway with original features, a living room with a Victorian fireplace, a sitting room, dining room, kitchen and a double glazed sun room. Going up the stairs, which has a study area below, you are met by three double bedrooms, a family bathroom, and a separate WC. Following the stairs up again to the second floor, you are met by a further two double bedrooms with storage space, a utility room, and a shower room. Other benefits include oak wood laid flooring on the ground floor, a low-maintenance Westerly aspect rear garden, double glazing, and original features throughout.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

UPVC composite double glazed door to:

### Hallway

Decorative corbels. Oak laid wood flooring. Cupboard housing electric meters. Through way to:

### Study Area

Under stairs office area. Fitted desk.

### Living Room 14'9" x 12'9" (4.51 x 3.90)

Double glazed bay window to front. Laid oak wood flooring. Attractive period fire surround with decorative cast iron insert and tiled hearth. Decorative coving. Picture rail. Radiator.

### Sitting Room 11'10" x 10'7" (3.62 x 3.23)

Coving. Picture rail. Radiator. Double glazed window to rear with view of rear garden. Oak wood laid flooring. Through way to:

### Dining Room 12'9" x 10'1" (3.91 x 3.03)

Double glazed window to side. Radiator. Dimmer switch. Oak wood laid flooring. Coving. Stable style door to:

### Kitchen 11'3" x 9'6" (3.45 x 2.90)

Range of light colored base and wall units. Marble effect work surfaces incorporating a one and a half bowl sink with mixer tap. Fitted electric Bosch oven and microwave. Integrated hot point dishwasher. Bosch four ring induction hob with extractor fan over. Space and plumbing for washing machine. Cupboard enclosed Worcester boiler. Double glazed windows. Attractive laid oak wood flooring. Through way to:

### Sun Room 6'8" x 9'5" (2.04 x 2.89)

Pitched roof. Double glazed windows with view of the garden. Tiled floor. Vertically mounted radiator. Double opening doors to the garden.

### Landing

Stairs leading to split level first floor landing. Coving. Laid wood effect flooring.

### Bedroom Two 14'3" x 16'2" (4.36 x 4.94)

Attractive period fireplace with decorative tiled insert and hearth with open grate. Double glazed bay window and balcony window to rail enclosed balcony. Coving. Radiator. Laid wood effect flooring.

### Bedroom Three 11'9" x 10'9" (3.60 x 3.30)

Cast iron fireplace. Picture rail. Coving. Double glazed window. Radiator. Laid wood effect flooring.

### Bedroom Four 10'10" x 10'0" (3.31 x 3.05)

Cast iron fire surround. Coving. Double glazed window with Westerly aspect and view of rear garden. Radiator. Laid wood effect flooring.

### Bathroom

Panel enclosed bath with mixer tap and shower attachment. Basin with mixer tap set in a vanity unit with splashback. Corner fitted shower cubicle with rainfall head and separate attachment. Heated towel rail. Wood effect flooring. Feature stain glassed sash window.

### WC

Separate low level flush WC. Frosted double glazed window. Radiator.

### Second Floor Landing

Further stairs from landing to second floor. Laid wood effect flooring. Light well. Utility Cupboard with shelf, space for appliance and power. Door to:

### Main Bedroom 14'9" x 10'5" extending into dressing area by 18'1" (4.50 x 3.18 extending into dressing area by 5.76)

Two double glazed velux windows with fitted blinds. Access to boarded eaves storage cupboards with lighting. Radiator. Dressing area with space for hanging rail and a double glazed window with view of rear garden. Laid wood effect flooring. Down lights. Dimmer switch.

### Bedroom Five 12'4" x 10'0" (3.78 x 3.06)

Radiator. Three quarter height double glazed window with Westerly aspect. Down lights. Dimmer switch. Laid wood effect flooring. Cupboard with access to large boarded eaves storage with lighting.

### Shower Room

Low level flush WC. Corner fitted shower cubicle with rainfall head and separate attachment. Wall mounted basin with mixer tap set in a vanity unit with splashback. Vertically wall mounted heated towel rail. Laid wood effect flooring.

### Rear Garden

Fence and wall enclosed. Useful side return. Laid to patio with attractive trellising. Westerly aspect. Gate to rear residents access.

### Formal Front Garden





# Floorplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		64	76
	EU Directive 2002/91/EC		

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

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