Robert Luff & co

Ham Road, Worthing

Freehold - Offers In Excess Of £300,000





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Description

We are pleased to offer to the market this well presented mid-terraced house, ideally situated in this popular East Worthing location close to local shops, schools, parks, bus routes and the mainline station.

Accommodation comprises an open plan lounge/dining room, a kitchen, and lean to/utility room with a separate WC. Upstairs, there are two double bedrooms and a family bathroom. The property also benefits from a generous rear garden and no ongoing chain.

Key Features

- Mid-Terraced Home
- Open Plan Living Area
- Utility Room
- Council Tax Band B

- Two Double Bedrooms
- Ground Floor WC
- Low Maintenance Rear Garden
- No Chain

















Entrance Porch

Door into:

Lounge 4.08 x 4.61 (13'4" x 15'1") With double glazed bay fronted window, tv point, telephone point and radiator.

Dining Room3.59 x 2.81 (11'9" x 9'2")

Double glazed window to rear and radiator.

Kitchen3.41 x 1.69 (11'2" x 5'6")

Fitted kitchen with range of base and wall units, sink with drainer, space for oven, part tiled walls, double glazed window and door to rear.

Lean To/Utility Room
3.56 x 2.29 (11'8" x 7'6")
With plumbing for washing
machine, double glazed window
and doors out to rear garden,
storage cupboard and power.

Ground Floor WCWith high level flush WC and a window.

Landing
Access to loft.

Bedroom One 3.77 x 3.43 (12'4" x 11'3") Double glazed window to front, radiator and tv point. Bedroom Two 3.43 x 2.40 (11'3" x 7'10") Double glazed window to rear and radiator.

Bathroom 2.54 x 2.08 (8'3" x 6'9")
Double glazed frosted window to rear, panel enclosed bath with shower over, dual button WC, wall mounted wash hand basin, tiled walls, a cupboard housing combi boiler and heated towel rail.

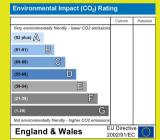
Rear Garden
A good size, fully enclosed paved rear garden with a storage shed and gated access.







Energy Efficiency Rating Vary energy efficient - lower running costs 22 plus) A 13-31 B 13-35 B 13-36 B 1



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.

Floor Plan Ham Road

Ground Floor Approx. 45.1 sq. metres (486.0 sq. feet)



First Floor Approx. 32.3 sq. metres (347.4 sq. feet



Total area: approx. 77.4 sq. metres (833.4 sq. feet)







