



## Ham Road, Worthing



Asking Price  
£525,000  
Freehold

- Mid-Terrace House
- Wealth Of Character Features
- Recently Refitted Kitchen
- Council Tax Band - C
- Three Double Bedrooms
- Westerly Aspect Rear Garden
- Character Features
- EPC Rating - D

We are delighted to market this beautifully presented bay fronted Victorian terrace family home, situated in East Worthing, close to local shopping facilities, restaurants, the beach, parks, schools, bus routes and mainline station. Accommodation offers hallway, through lounge/ dining room, recently refitted kitchen/ breakfast room, three double bedrooms and a family bathroom. Other benefits include a westerly facing rear garden and wealth of character features.

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Robert  
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## Accommodation

Partially glazed period front door to:

### Hallway

Painted strip wood flooring. Coving. Covered radiator. Under stairs storage cupboard housing electric consumer unit. Door to:

### Through Lounge/ Dining Room 27'4" x 12'7" max narrowing to 10'9" (8.35 x 3.84 max narrowing to 3.29)

Attractive period sash window. Fitted shutters. Two attractive fireplaces with dark marble fire surrounds and a decorative tiled insert with open great fire. Strip wood doors. Picture rail. Coving. Useful shelved recess and storage cupboards. TV point. Radiator. Double opening glazed doors to:

### Recently Refitted Kitchen/ Breakfast Room 23'7" x 9'10" (7.19 x 3.02)

Range of coloured base units. Marble effect worktop incorporating a white sink with flexi mixer tap. Fitted electric Bosch oven. Four ring electric hob. Bricked tiled splashbacks. Integrated Bosch dishwasher. Space for American style fridge/ freezer. Radiator. Dimmer switch. Space for dining table. Coving. Double glazed window. Double glazed three panel bi-folding doors to garden with Westerly aspect. Cupboard enclosed boiler. Down lights.

### Stairs to First Floor Landing

Radiator. Loft hatch. Strip wood storage cupboard. Door to:

### Bedroom One 15'0" x 14'10" (4.58 x 4.53)

Attractive cast iron fire surround with decorative tiled insert. Sash cord bay window with fitted shutters. Three quarter length sash window with shutters giving access to cast iron railing enclosed balcony. Decorative coving. Radiator.

### Bedroom Two 12'5" x 10'6" (3.79 x 3.21)

Attractive cast iron fire surround. Double glazed window to rear with shutters. Radiator. Strip wood door. Coving.

### Bedroom Three 9'11" x 12'3" (3.03 x 3.75)

Double glazed bay window to rear with fitted shutters. Radiator. Coving.

### Bathroom

Free standing claw foot roll top bath. Period style telephone mixer tap. Shower attachment. Period style pedestal basin with mixer tap. Fitted corner shower cubicle with fitted shower and sliding doors. Frosted double glazed window with shutters. Metro style tiling. Down lights. Period radiator with built in towel rail.

### Lean To Area 5'8" x 8'5" (1.74 x 2.57)

Ideal for storage. Double opening doors to

### Garden

Fence and wall enclosed. Enclosed flower beds. Timber built storage unit. Artificial laid lawn. Raised decking area. Westerly aspect. Gate for rear residents access.

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# Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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>	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		

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.