



Ham Road | Worthing | BN11 2QT
Offers Over £200,000





Jacobs Steel are delighted to offer for sale this ground floor apartment, positioned on this highly desirable road in East Worthing, close to the seafront, local shops and amenities. The property boasts one double bedroom, light and airy living room, modern fitted kitchen, contemporary bathroom suite, private entrance and low maintenance courtyard garden. The property is being sold with a share of the freehold, long lease and no ongoing chain.



Key Features

- Ground Floor Apartment
- Private Courtyard Garden
- One Double Bedroom
- Modern Fitted Kitchen
- Open Plan Living Room
- Contemporary Bathroom Suite
- Private Entrance
- Share Of Freehold & Long Lease
- Close To Local Shops, Amenities & Mainline Train Station
- No Ongoing Chain



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

The private front door opens to the welcoming entrance hall with doors to all rooms. The living room measures 11'7" x 10'0", providing ample space for various furniture arrangements. This room has been made open plan with the fitted kitchen which has been installed with an array of modern floor and wall mounted units, integrated oven and hob and space and provisions for white goods. With grey units and black laminate worktops, this room has been finished to a smart and contemporary standard. This open plan design, allows for a light and airy space, which is suitable for both lounging, dining and cooking. Measuring 9'5" x 9'4", is the bedroom which is large enough for various wardrobes and a double bed. This apartment would make the perfect first time buy or investment opportunity and viewing is advised.

EXTERNAL

Accessed to from Ham Road is a gate which provides private access to the enclosed courtyard garden with a door that leads directly into the apartment. The courtyard is paved creating a pleasant, yet low maintenance space to relax.

LOCATION

Situated To the East of Worthing, this perfectly situated property is less than 350 metres to the seafront and is close to local schools and parks. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is less than one mile away. The nearest station is East Worthing which is less than half a mile away Bus services run nearby.

Council Tax Band A

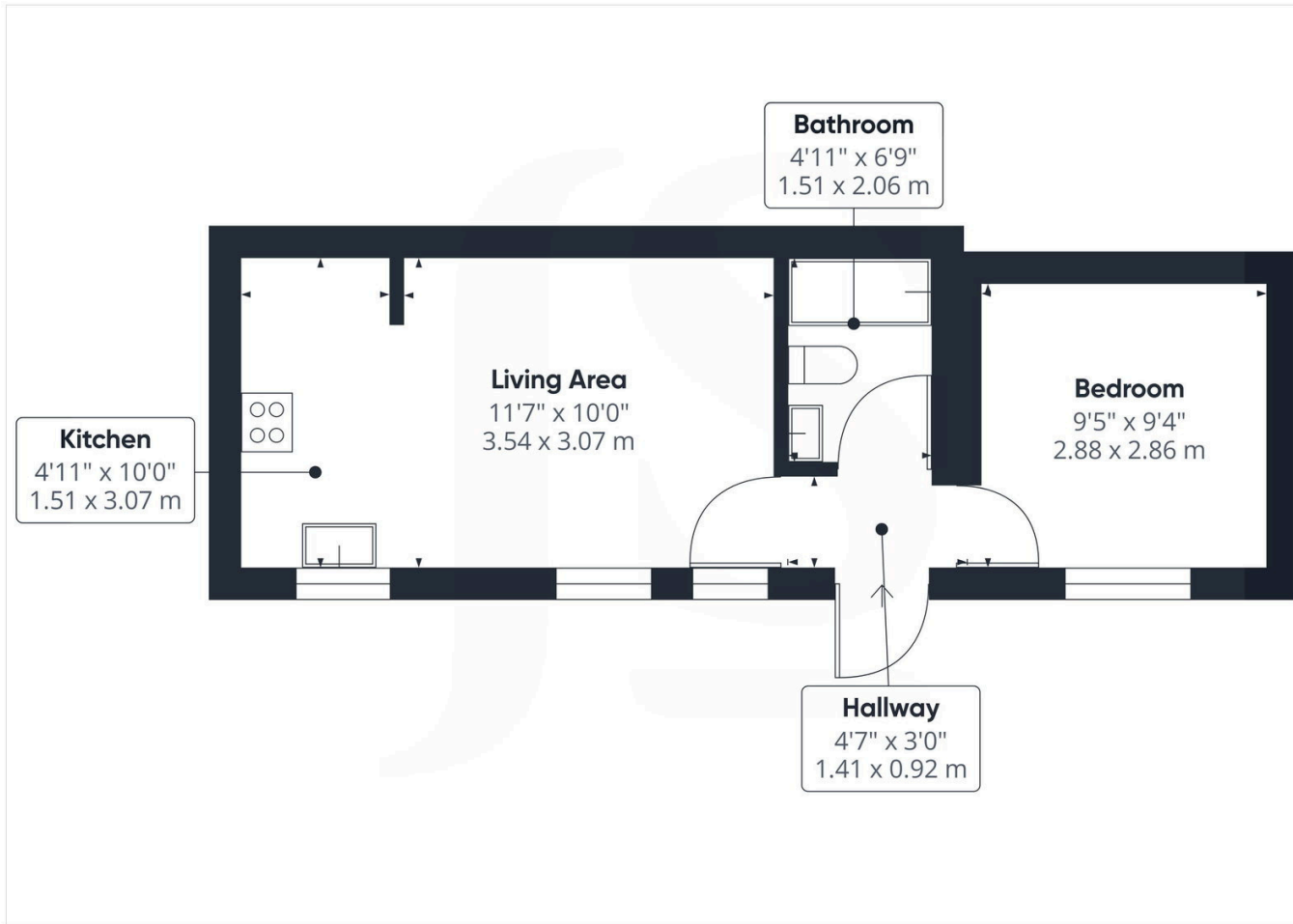
Tenure Share Of Freehold


Lease Length 999 years from 14 February 2020

Maintenance £40 Per Month

Ground Rent Peppercorn





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Property Details:

Floor area *as quoted by EPC: 323 SqFt

Tenure: Share of Freehold

Council tax band: A

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.