



Ham Road | East Worthing | Worthing | BN11 2QS
£325,000





Jacobs Steel are delighted to offer for sale this well presented and deceptively spacious mid-terraced period home situated on this popular residential road in Worthing. This attractive period home is positioned on a generously sized plot and within easy reach of Worthing seafront and town centre with its comprehensive shopping facilities, amenities, parks and schools. The property boasts two double bedrooms, two reception rooms, fitted kitchen and bathroom, utility room, ground floor w/c, large rear garden and is sold with no ongoing chain.



Key Features

- Mid-Terraced Period House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Bathroom
- Utility Room
- Ground Floor W/C
- Large Rear Garden
- Popular Residential Area
- Close To Shops, Amenities & Mainline Train Station
- No Ongoing Chain



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

A double glazed front door provides access to an enclosed storm porch offering a perfect space to kick off shoes and hanging coats before passing through the front door in to the home. Positioned to the front of the property with a westerly aspect is the sunny bay-fronted living room. Measuring 15'1" x 13'4", this generously sized room has been opened to the dining room that is positioned to the rear of the property helping to create a large open-plan living space with ample room for both lounging and dining. The kitchen has been fitted with an array of floor and wall mounted units with space and provisions for white goods. Spanning the full width of the property and giving access to the feature rear garden is a large utility room with a separate ground floor w/c. To the first floor are two double bedrooms with the main bedroom facing west and measuring 12'4" x 11'2". The generous family bathroom has been fitted with a full white suite including a bath with shower over, toilet and hand wash basin.

EXTERNAL

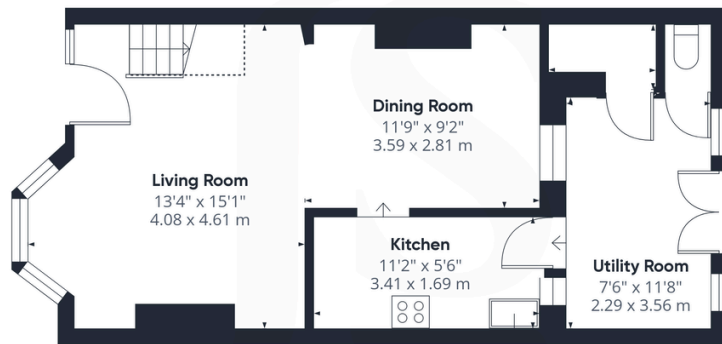
Positioned on a larger than average plot, the front garden is enclosed to three sides by original half height walls with a gate offering access to the path that leads to the front door. The large feature rear garden is predominantly paved in large blocks slabs with a number of raised planted borders helping to create a secluded and private space. A small timber built shed helps provide additional storage whilst a rear gate provides access to the garden via a twitten.

LOCATION

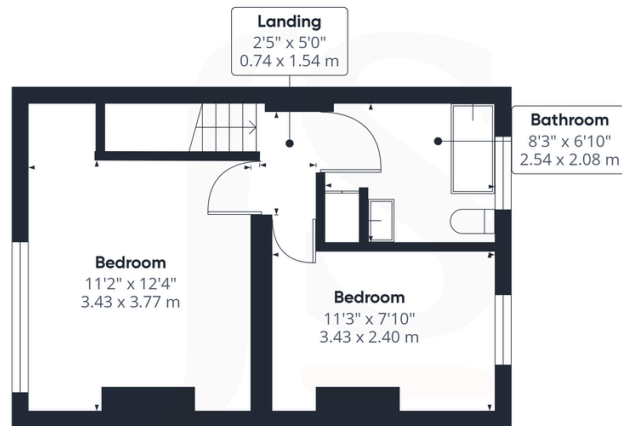
Situated To the East of Worthing local amenities can be found nearby on Dominion Road, Worthing seafront is within 900 metres and is well situated for local schools and parks. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 0.8 miles away. The nearest station is East Worthing, which is less than 200 metres away, with links to both London and Brighton. Bus services run nearby.

Council Tax Band B

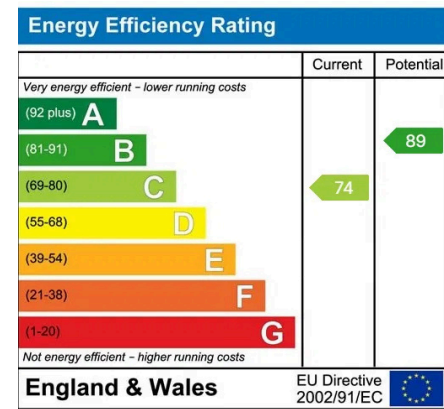




Floor 0



Floor 1



Property Details:

Floor area *as quoted by EPC: 710 SqFt

Tenure: Freehold

Council tax band: B

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.