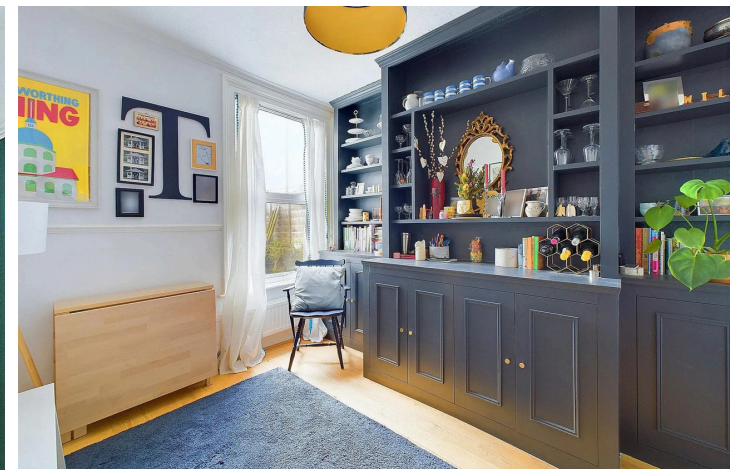
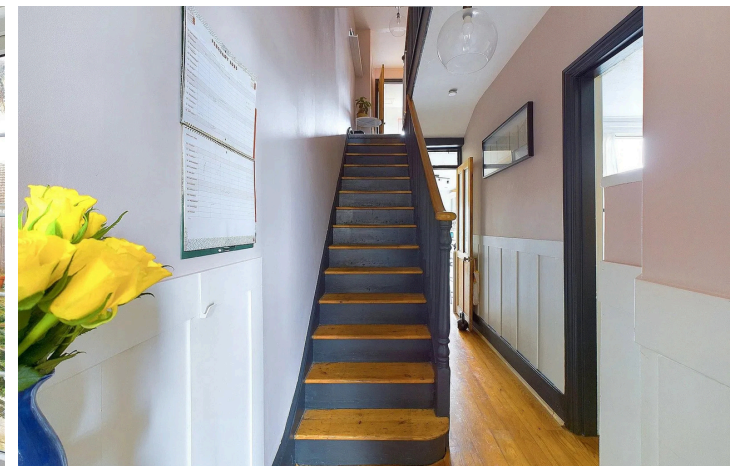




Ham Road | East Worthing | Worthing | BN11 2QJ
Offers Over £365,000



We are delighted to offer for sale this well presented and spacious period terraced house, situated close to local shops, amenities and mainline train station. The property boasts three bedrooms, bay fronted west facing living room, separate dining room, modern fitted kitchen/breakfast room, contemporary bathroom suite with separate w/c, east facing rear garden and benefits from characterful features throughout.



Key Features

- Mid Terraced Family Home
- Three Bedrooms
- Bay Fronted Living Room
- West Facing Main Bedroom
- Office Space
- Well Presented Throughout
- A Wealth Of Characterful Features
- East Facing Rear Garden
- Close To Local Shops, Amenities & Mainline Train Station
- Vendor Suited



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

The covered front door opens into the welcoming entrance hall, with access to all ground floor rooms, under stair storage, stairs rising to the first floor and space to hang coats and store shoes. Positioned at the front of the property is the bay fronted living room, which benefits from facing west and a feature fire place including log burner. The dining room is situated adjacent and measures 11'6" x 9'6", with plenty of space for a family sized dining table. This room also features a well crafted fitted storage wall, offering a large amount of storage and at the same time innkeeping with the period style with panelled doors and wall cornicing. Situated at the rear of the house is the kitchen/breakfast room which measures a generous 15'6" x 9'1" and has space for a breakfast table. The kitchen has been fitted with an array of modern wall and floor mounted shaker style units, topped with white mirror quartz worktops to create a smart contemporary finish. This room benefits from an integrated fridge freezer, oven and hob, with space and provisions for plenty of other white goods. To the first floor are three bedrooms with the bay fronted main bedroom at the front and facing west, there has also been a cleverly designed office space in the corner. The bathroom has been fitted with a two piece contemporary suite including a bath with shower overhead and a hand wash basin. There is a separate w/c located parallel

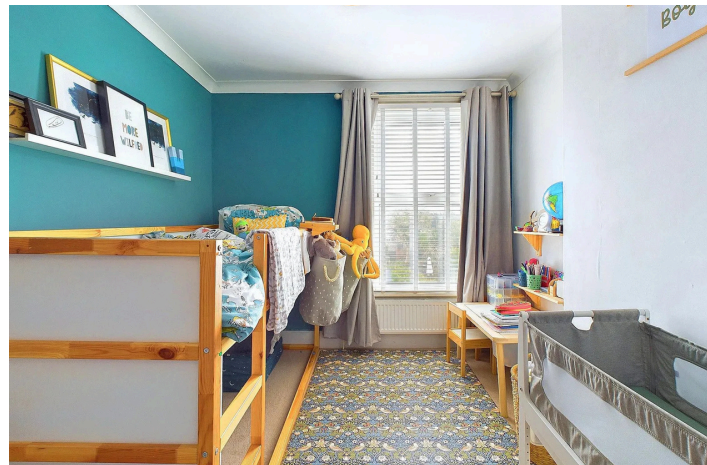
EXTERNAL

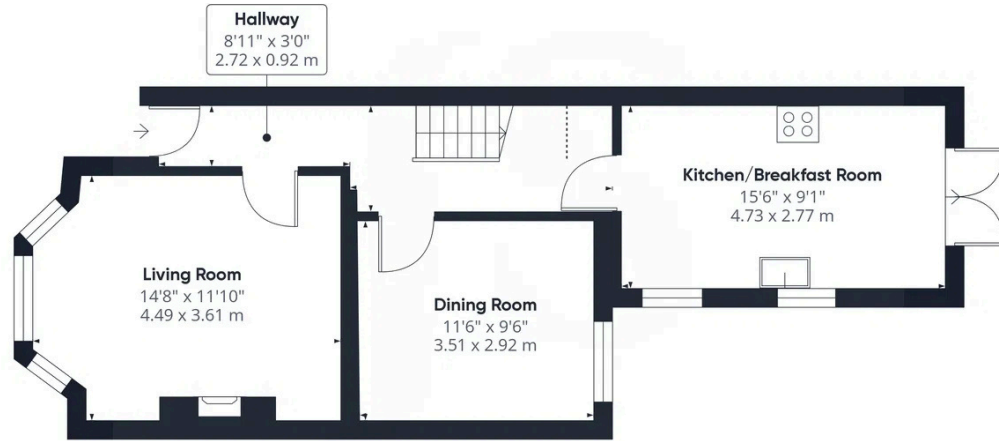
The low maintenance front garden has been kept very minimal with a built bin storage unit and enclosed with a stunning flint wall. The east facing rear garden has been predominantly laid to lawn with a stone patio and the top of the garden perfect for an outdoor table and chairs.

LOCATION

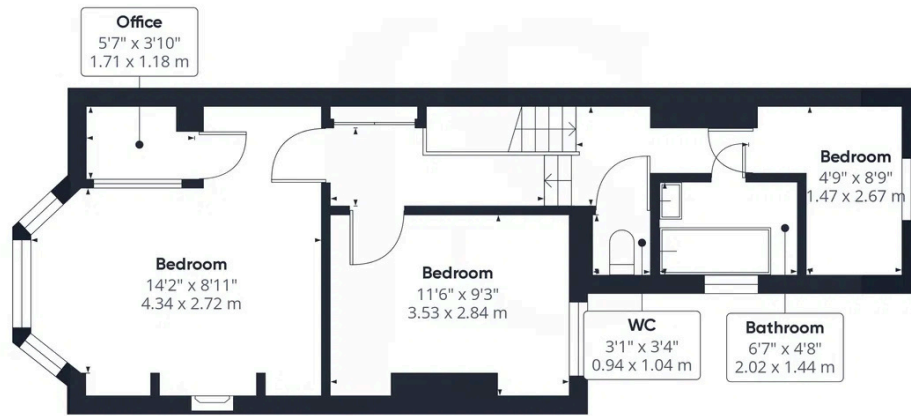
Situated In one of Worthing's most sought-after locations in central East Worthing less than 950 metres from Worthing Seafront and positioned conveniently to the town centre, you'll be perfectly located to benefit from some of the best restaurants and cafes in the area. Close-by is the award-winning leisure centre, Splashpoint that boasts two swimming pools, spa and gym. There are also three parks and a sea-inspired children's playground all located next to Splashpoint. Commuters are also well served with Worthing train station's offering regular services along the coast and London.

Council Tax Band B





Floor 0



Floor 1



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(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: 1033 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.