



158 Ham Road, Worthing, BN11 2QS
Guide Price £300,000



GUIDE PRICE £300,000 to £320,000

A three bedroom terraced family home located close to East Worthing seafront, mainline railway station and Ham Road shops. Briefly the accommodation comprises: entrance hall, lounge, open plan kitchen/dining room, ground floor bathroom/w.c, first floor landing and three bedrooms. Externally there are front and rear gardens.

- Terraced Family Home
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- Brand New Kitchen
- Brand New Bathroom
- Gas Heating With New Boiler
- Re-Decorated Throughout
- No Onward Chain





Entrance Hall

3.58m x 1.50m (11'9 x 4'11)

Accessed via a part obscure glass double glazed front door with matching window to side. Radiator. Dado rail. Staircase to first floor landing with an understairs storage cupboard. Doors to lounge and kitchen/dining room.

Lounge

4.04m x 2.97m (13'3 x 9'9)

West aspect via a double glazed bay window with plantation shutters. Chimney breast with inset feature fireplace. Radiator.

Open Plan Kitchen/Dining Room

4.60m x 3.40m (15'1 x 11'2)

Brand new fitted suite in 2023 comprising of a single drainer sink unit with mixer tap, single draining board and space for washing machine below. Roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Inset four ring hob with extractor hood over and fitted oven and grill

below. Space for upright fridge/freezer and further appliances. Tile effect vinyl flooring. Levelled ceiling with spotlights. East aspect double glazed window and door to rear garden. Radiator.

Ground Floor Bathroom

2.44m x 2.03m (8'0 x 6'8)

Brand new fitted suite in 2023 comprising of a p shaped panelled bath with mixer tap having a separate shower and shower screen over. Vanity Unit. Wash hand basin with mixer tap and storage cupboard below. Close coupled w.c. Chrome ladder style towel radiator. Fully tiled walls. Tiled flooring. Obscure glass double glazed window.

First Floor Landing

Access to loft space via loft hatch. Doors to all bedrooms.

Bedroom One

3.78m x 3.48m (12'5 x 11'5)

Plantation blinds. Decorative fireplace. Radiator. Built

in storage cupboard housing the homes wall mounted central heating boiler (new 2023). Textured ceiling.

Bedroom Two

3.43m x 2.44m (11'3 x 8'0)

Overlooking rear garden with fitted plantation blinds. Decorative fireplace. Radiator.

Bedroom Three

2.51m x 2.06m (8'3 x 6'9)

Double glazed window overlooking rear garden with plantation shutters. Radiator.

OUTSIDE

Front Garden

Decorative front garden with a pathway to the homes front door.

Rear Garden

East facing with the first area of garden being laid to paved patio area. The majority and remainder of garden is then laid to lawn with a flower and shrub border.

Council Tax

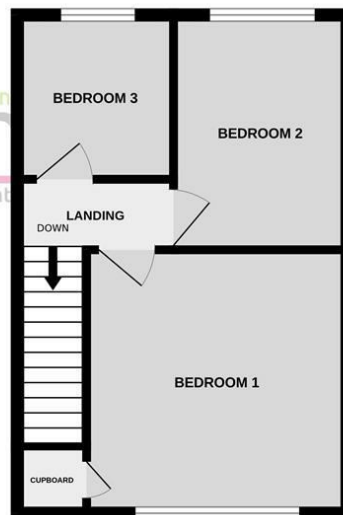
Council Tax Band B



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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