

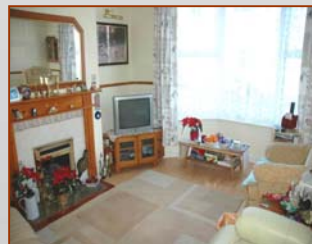
# Russell Ponsford

The Estate & Letting Agents

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## 28 HAM ROAD, WORTHING, WEST SUSSEX, BN11 2QX.

A SPACIOUS AND LARGER THAN AVERAGE THREE BEDROOM  
VICTORIAN STYLE HOUSE SITUATED JUST OFF SEAFRONT.



**PRICE                    £229,950                    FREEHOLD**

A SPACIOUS OLDER STYLE CHARACTER PROPERTY THAT HAS BEEN WELL  
MAINTAINED AND MODERNISED DURING THE CURRENT OWNERSHIP AND  
INTERNAL VIEWING IS HIGHLY RECOMMENDED.

- OLDER STYLE TERRACE HOUSE
- THREE DOUBLE BEDROOMS
- BAY FRONTED WESTERLY LOUNGE
- SEPARATE DINING ROOM
- EXTENDED KITCHEN/DINER
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SPACIOUS FAMILY BATHROOM
- GROUND FLOOR SHOWER ROOM
- FEATURE REAR GARDEN
- CLOSE TO AMENITIES & SEAFRONT
- VIEWING IS ADVISED



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THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES ARE AS FOLLOWS

Double Glazed Front Door to:

**ENTRANCE HALL:**

Double-banked radiator, understairs storage cupboard and laminate flooring.

**LOUNGE (W):**

14'1" into bay x 12'2". TV point, gas fire with tiled hearth and stained timber mantle, double banked radiator, laminate flooring, coved ceiling.

**DINING ROOM / 2<sup>nd</sup>  
RECEPTION (E):**

12' x 10'3". TV point, double banked radiator, double-glazed window.

**BREAKFAST ROOM (S):**

11'4" x 9'8". Gas fired back boiler, TV aerial lead, double banked radiator, double glazed window.

**KITCHEN (E):**

19'1" x 11' narrowing to 7'7". Having been recently re-fitted with a modern range of Shaker style base units and eye level cupboards, roll edged work surfaces incorporating 1½ bowl sink unit with single drainer and mixer tap, breakfast bar, drawer pack, tiled splash backs, space for electric cooker, space for fridge/freezer, extractor hood, plumbing for washing machine, slate effect tiled floor, useful storage cupboard, double glazed window, double glazed French doors.

**GROUND FLOOR SHOWER  
ROOM:**

Filled with a modern white suite comprising step-in shower cubicle with electric shower, wash hand basin, low level w.c., fully tiled walls, extractor fan, double glazed window, slate effect tiled flooring, heated towel rail.

**FIRST FLOOR LANDING:**

Double banked radiator, access to loft space.

**BEDROOM 1 (W):**

14' plus depth of wardrobes x 11'9". Modern range of fitted wardrobes, double-glazed window.

**BEDROOM 2 (E):**

11'3" x 11'2". Double banked radiator, double-glazed window.

**BEDROOM 3 (E):**

11'10" x 10'3". Wash hand basin with storage under, double glazed window.

**BATHROOM:**

Having been comprehensively re-fitted with a panelled corner back, step-in shower cubicle with Triton electric shower, pedestal wash hand basin, low level w.c., shaver point, tiled flooring, fully tiled walls, extractor fan, double glazed window, electric towel rail.

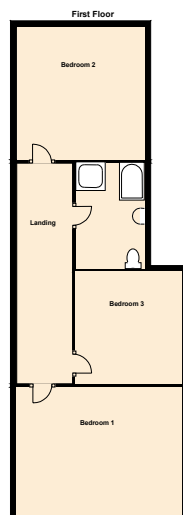
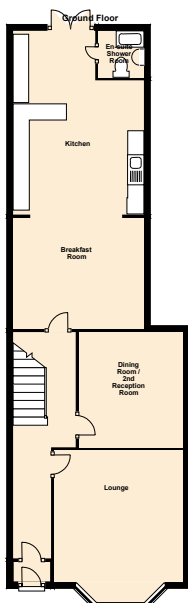
**OUTSIDE:**

**REAR GARDEN:**

Having been landscaped with shaped lawn, slate shingle pathways leading to Summer House, raised shrub borders, enclosed by brick wall and fencing.

**FRONT GARDEN:**

Mainly paved for ease of maintenance, walled.



**Agent's Notes:**

All dimensions are approximate. References to appliances and/or services do not imply that they are in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.

All location aerial photographs and floor plans are for guidance and are only a general representation of the location and layout of the property and must not be considered to be accurate or true to scale.

VIEWING STRICTLY BY PRIOR APPOINTMENT THROUGH OWNERS SOLE AGENTS PLEASE

RUSSELL PONSFORD 01903 201560