Robert Luff & co

Hammy Close, Shoreham-By-Sea

Freehold - Open To Offers £550,000



1



3







Description

Robert Luff are delighted to offer to the market this substantial corner plot chalet bungalow which offers a large wrap around garden with outbuildings including a workshop. Internally the property offers a good size lounge with enclosed office space, a downstairs bathroom, modern fitted kitchen and conservatory offering a dining area to the ground floor whilst upstairs comprises; three double bedrooms with one benefiting from an en-suite w/c. Externally the property boasts off road parking, and the most wonderful and large secluded garden with side access, an extended garage and workshop, the garden is ideal for those wishing to enjoy great outdoors with established vegetable patches and mature flower beds. This well presented family home is positioned within a private and secluded close which is within easy reach of both Shoreham High Street and Holmbush Shopping Centre whilst local transport links for travelling further a field are also close by. With the additional outbuildings and extended garage this property is ideal for those wishing for space to convert or needing storage.



Key Features

- Three Bedroom Semi-Detached Chalet Bungalow
- Conservatory To The Rear
- Off Road Parking
- Well Presented Throughout
- Close To Local Transport Links

- Large Corner Plot Garden
- En-Suit To Bedroom
- Outbuildings Including Workshop
- Within Catchment To Shoreham Academy
- Council Tax Band E















Front door Leading to:

Porch

internally door to:

Hallway

Carpet, radiator, doors to:

Lounge

6.07m x 3.30m (19'11 x 10'10) Double glazed window, radiator, fireplace with surround, bi-fold doors to:

Office Space 2.13m x 3.30m (7 x 10'10) Sliding doors to:

Conservatory
3.12m x 6.63m (10'3 x 21'9)
UPVC double glazed pitched rood,
UPVC double glazed windows,
patio doors to garden

Kitchen

5.26m x 3.56m (17'3 x 11'8)
Bamboo flooring, range of eye and base level cupboards with work surfaces over, space for dishwasher, space for fridge freezer, space for washing machine, stainless steel sink drainer, integrated oven with hob over. Breakfast bar with seating around, double glazed window, door to conservatory

Bathroom

Fully tiled walls, tiled floor, walk in shower cubicle, panelled bath, two

double glazed windows, low level flush w/c, wash hand basin with vanity unit under, radiator with towel rail

First Floor

Landing

doors leading to:

Bedroom One 2.95m x 6.99m (9'8 x 22'11) Carpet, two double glazed windows, built in wardrobes, radiator, door to:

Bedroom Two 4.34m x 3.30m (14'3 x 10'10) Carpet, double glazed window, radiator

Bedroom Three 2.01m x 2.59m (6'7 x 8'6)
Carpet, double glazed window, radiator.

En-suite w/c

Low level flush w/c, wash hand basin, heated towel, eaves storage

Outside

Rear Garden

Large corner plot garden enclosed by fencing and mainly laid to lawn with mature flower beds and vegetable patches. Two patio seating areas

Extended Garage

Extended length garage with power and light, electrical roll door door and side door





Workshop brick built workshop with double doors and EPDM roof

DrivewayDropped kerb with driveway allowing five spaces



















robertluff.co.uk













robertluff.co.uk

Floor Plan Hammy Close

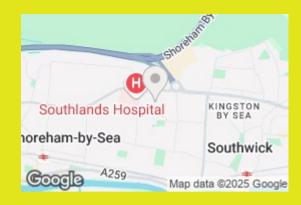


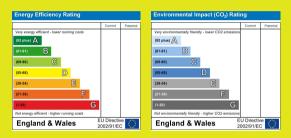


Total area: approx. 132.9 sq. metres (1430.9 sq. feet)

robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE 01903 331737 | lancing@robertluff.co.uk





The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

