

Hyman
Estate & Letting



Hill
Agent



73 Hammy Way, Shoreham-by-Sea, West Sussex, BN43 6GH

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Offers in excess of £495,000

“ A beautifully presented THREE BEDROOM chalet with a stunning rear garden and private drive to garage. ”

Hyman Hill is delighted to offer for sale this beautifully presented THREE BEDROOM family home located in a quiet a desirable location in Shoreham.

On the ground floor the property benefits from a bright and airy entrance hall, an extended lounge dining room, extended kitchen breakfast room leading into the conservatory, double bedroom and bathroom.

The first floor comprises of two bedrooms and cloakroom.

There is a stunning and large rear garden being mainly laid to lawn whilst also having a decking seating area and a private drive to garage.

Located in Shoreham Academy catchment area and near Holmbush centre.

No chain!!!

Shoreham-by-Sea is a charming, historic town, 7 miles west of Brighton and 6 miles east of Worthing. The town centre is vibrant offering lots of independent and corporate shops, cafes, pubs and restaurants. The Holmbush Shopping Centre can be found close by providing a large M&S, Next and Tesco.

There is excellent access to the east/west A27 & M23 and public transport services including Shoreham-by-Sea mainline railway station is only a short walk away offering direct trains to Brighton, London and to the west.

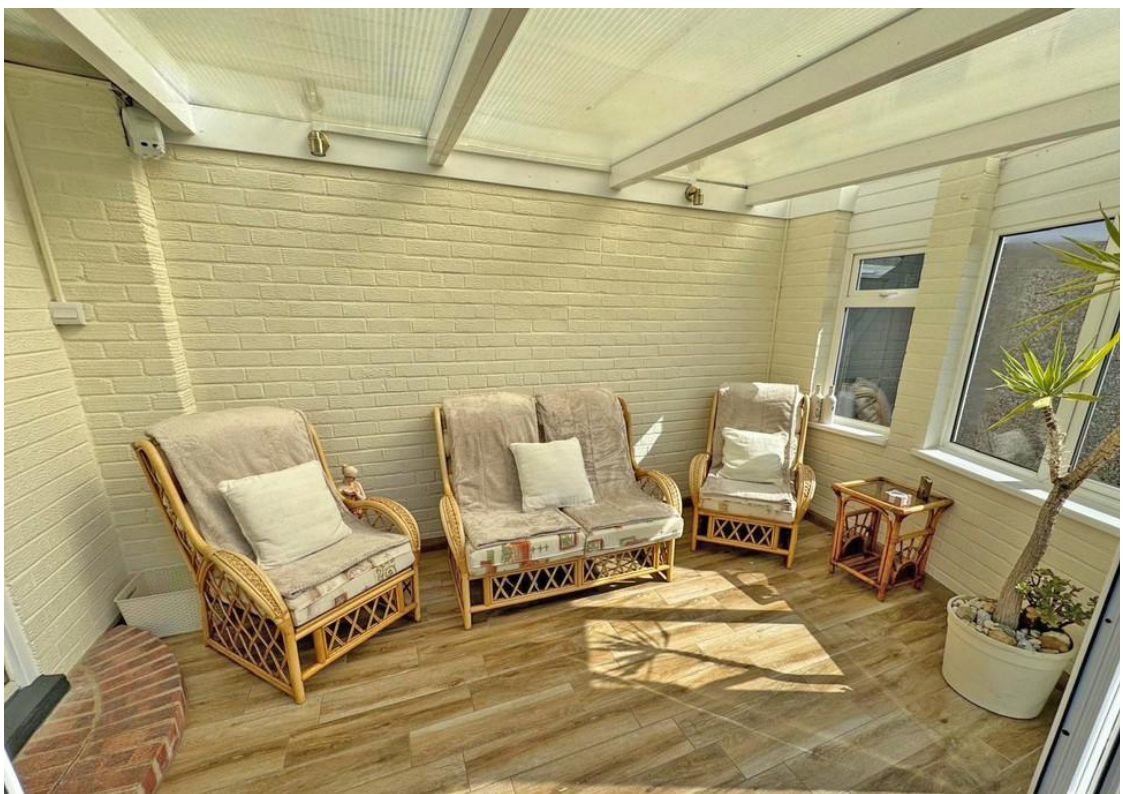
The property is in catchment of Primary & Secondary schools, including popular Shoreham Academy with its 'Outstanding' Ofsted rating.

Shoreham by Sea also benefits from a highly popular Beach, South Downs National Park and River Adur affording fantastic water sports and walking opportunities.

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- Extended family home
 - Three good sized bedrooms
 - Extended lounge dining room
 - Extended kitchen breakfast room
 - Ground floor bathroom
 - Conservatory
 - Beautiful south facing rear garden
 - Private drive to garage.













Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax Band: C – £2,053.69 per annum (2024/2025)

Tenure: Freehold

Local Authority: Adur Council



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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