



95 Hammy Way, Shoreham by Sea, West Sussex, BN43 6GH



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£375,000 - Freehold

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A three bedroom semi detached bungalow with scope to extend subject to planning permission

Hyman Hill is delighted to offer for sale this very well presented THREE BEDROOM semi detached bungalow located in a highly popular location in Shoreham.

Extended to the rear this property has a good-sized lounge (currently used as a bedroom), three bedrooms, good sized kitchen breakfast room, bathroom with separate WC. There is a good-sized easy maintenance rear garden and a private garage leading to the garage.

Located in the Shoreham academy catchment area this property is ideal for families looking for a home to improve and with the potential to extend in the roof subject to planning. The Holmbush centre is also close by.

Viewing is a must.

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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|------------------------------|---------------------------------|
| • Semi detached bungalow     | • Highly popular location       |
| • Three bedrooms             | • Shoreham academy catchment    |
| • Opportunity to extend STPC | • Near Holmbush shopping centre |
| • Private drive to garage    | • No chain                      |

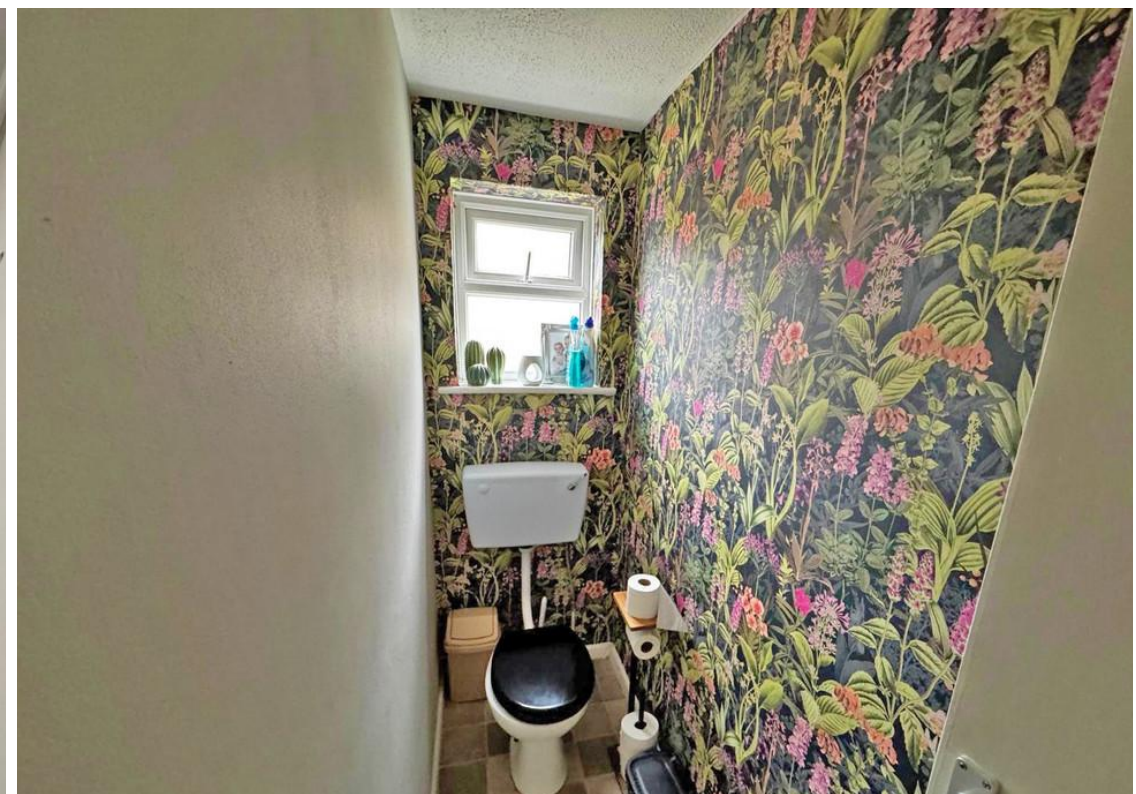


















## Ground Floor



Total area: approx. 67.6 sq. metres (727.6 sq. feet)

For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Useful Information

**Council Tax Band:** D - £2,310.40 per annum (2024/2025)

**Tenure:** Freehold

**Local Authority:** Adur District Council



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

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