

Hyman
Estate & Letting



Hill
Agent



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

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

Offers In Excess of £350,000 - Freehold

“

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.

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











Ground Floor



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

TOTAL AREA DOES NOT INCLUDE OUTBUILDINGS. This floor plan is for illustrative purposes and is not drawn to scale. Any measurements, floor areas, openings and orientations are approximate and should not be relied upon and do not form part of any agreement. No liability is taken for error or misstatement. Any party must rely upon their own inspection. 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 - £2,420.25 per annum (2025/2026)

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.

Southwick – 01273 597730
info@hymanhill.co.uk

Shoreham – 01273 454511
shoreham@hymanhill.co.uk

Lettings – 01273 597730
lettings@hymanhill.co.uk

www.hymanhill.co.uk