



£450,000 Freehold

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39 Hammy Way, Shoreham by Sea, BN43 6GH

- Extended chalet family home
- Four bedrooms
- Extended lounge
- Kitchen breakfast room
- Ground floor bathroom
- First floor shower room
- Private drive to garage
- Well presented rear garden





### ENTRANCE HALL

Front door with double glazed panels, radiator, stairs rising to first floor with large storage cupboard under, wall mounted thermostat, coved and textured ceiling, doors giving access to:

### EXTENDED LOUNGE DINING ROOM

26' 4" x 10' 6" (8.03m x 3.2m) Double glazed French doors with matching sidelights overlooking and leading to well maintained westerly aspect rear garden, two radiators, wall light points, television point, coved and textured ceiling.

### KITCHEN BREAKFAST ROOM

14' 1" x 13' 3" (4.29m x 4.04m) Matching range of wooden fronted floor, drawer and wall mounted units with contrasting roll edge work surfaces incorporating;

inset one and a half bowl single drainer stainless steel sink unit with mixer tap, inset four ring electric hob with fitted concealed extractor unit over and fitted double oven under, integrated dishwasher, integrated upright fridge/freezer, space and plumbing for washing machine, tiled splash-backs, radiator, coved and textured ceiling, dual aspect via double glazed window and double glazed door to side giving access to rear garden and front.

### BEDROOM 1 (GROUND FLOOR)

13' 2" x 10' 6" (4.01m x 3.2m) double glazed window to front, fitted matching range of bedroom furniture incorporating shelved and hanging wardrobes and chest of drawers, full length skirting radiator.

### BEDROOM 2 (GROUND FLOOR)

11' 9" x 7' 11" (3.58m x 2.41m) Double glazed window to front and side, fitted shelved and hanging wardrobe, fitted desk with overhead storage cupboards, full length skirting radiator.

### GROUND FLOOR BATHROOM

Modern fitted white suite with chrome fittings incorporating; panelled bath with side positioned mixer tap with shower attachment, step in tiled corner shower cubicle with sliding curved glass doors housing thermostatic controls and shower head, low level button flush WC, pedestal wash hand basin with mixer tap, chrome heated ladder towel rail, wall mounted shaver socket, tiled walls, two patterned double glazed windows.

### FIRST FLOOR LANDING

Window to side, eaves storage area, coved ceiling, doors leading to:

### BEDROOM 3

13' x 11' 1" (3.96m x 3.38m) Double glazed window to front, radiator.

### BEDROOM 4

11' 1" x 10' 7" (3.38m x 3.23m) Double glazed window to front, radiator.

### SHOWER ROOM

Matching suite with chrome fittings incorporating; step in tiled shower cubicle housing wall mounted thermostatic controls and shower head, low level WC with concealed cistern, bidet, wash hand basin with

mixer tap and storage cupboard under, tiled walls, patterned double glazed window to rear.

### WESTLY FACING REAR GARDEN

Boasting a favoured sunny westerly aspect. Patio seating area leading to shaped lawned section boasting established raised flower borders, pathway giving access to further secluded rear patio area and greenhouse, double glazed door giving access to summerhouse, door giving side access to garage, side access to driveway.

### FRONT GARDEN

Laid to block paving offering off road parking for several vehicles, raised flower borders with water feature, private drive leading to:

### GARAGE

Up and over door to front, inspection pit, door giving access to rear garden.

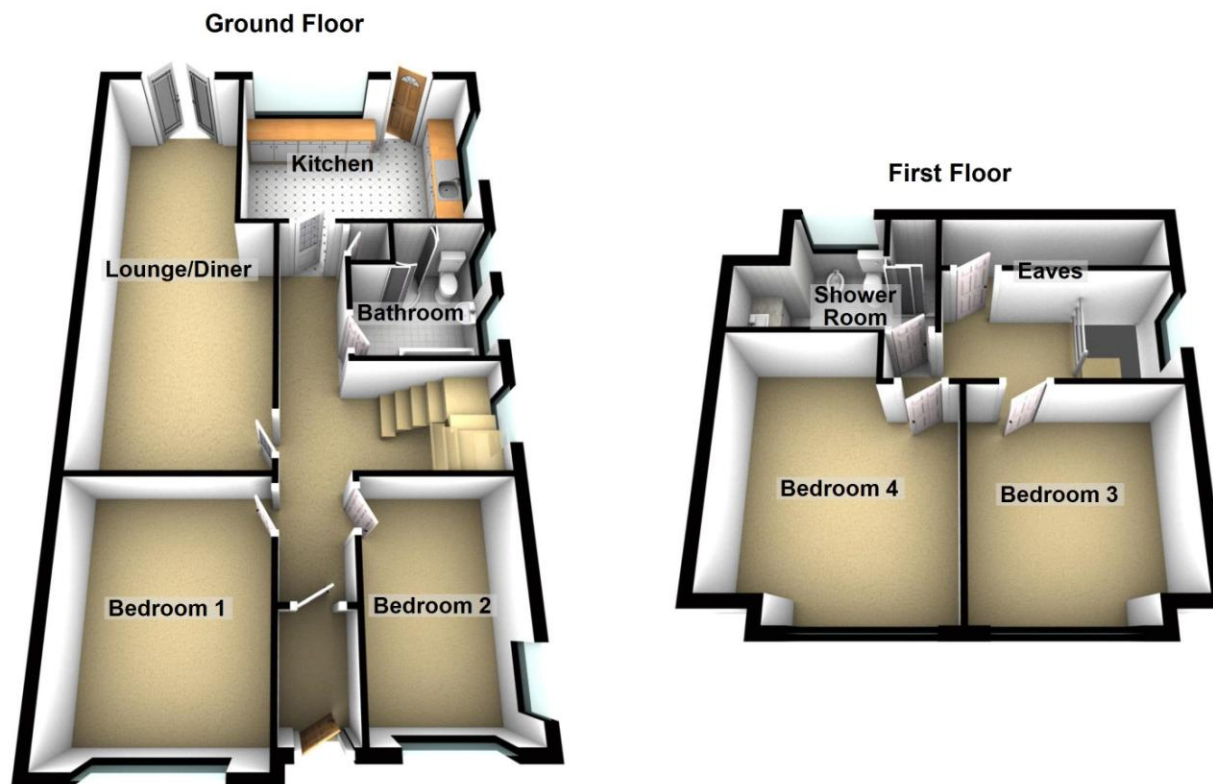












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## COUNCIL TAX BAND

Tax band D

## TENURE

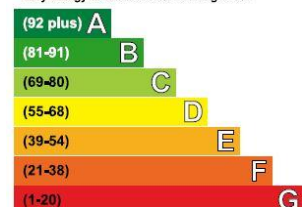
Freehold

## LOCAL AUTHORITY

Adur District Council

## Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
64	82

## OFFICE

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