



Hammy Way | Shoreham by Sea | BN43 6GG

Guide Price £399,950





We are delighted to offer for sale this spacious two double bedroom semi detached bungalow situated in this popular Shoreham location with additional benefit of converted garage.



Key Features

- Two Double Bedrooms
- Semi Detached Bungalow
- Off Road Parking
- Converted Garage With Planning Permission For Business Use
- Scope To Extend (Stnpc)
- Open Plan Lounge/Diner
- Dual Aspect Kitchen
- No Onward Chain



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Obscure glass pvcu double glazed door through to:-

ENTRANCE HALL Comprising radiator, carpeted flooring, recessed lighting, smoke detector, storage cupboard with shelving, loft hatch access, electric meter and fusebox, wall mounted heating control panel.

DUAL ASPECT KITCHEN East and South aspect. Comprising pvcu double glazed windows, obscure glass pvcu double glazed door out onto side access, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset four ring electric hob, inset eye level double oven, space for fridge/freezer, space and provision for washing machine, one and a half bowl sink unit with mixer tap, vinyl flooring.

LOUNGE/DINER East and North aspect. Comprising pvcu double glazed window, pvcu double glazed door out onto feature rear garden, carpeted flooring, two ceiling light fittings, two wall mounted light fittings, radiator, smoke detector.

BEDROOM ONE South aspect. Comprising pvcu double glazed bay window, carpeted flooring, single light fitting, radiator.

BEDROOM TWO North aspect. Comprising double glazed window, radiator, carpeted flooring, single light fitting, smoke detector, built in wardrobe with hanging rail and shelving.

SPACIOUS FAMILY BATHROOM East aspect. Comprising obscure glass pvcu double glazed window, heated towel rail, pedestal hand wash basin, low flush wc, panel enclosed bath with integrated shower attachment over, part tiled walls, vinyl flooring, single light fitting.

EXTERNAL

FRONT GARDEN Large lawned area, hardstanding providing off road parking, path leading to front door and side access.

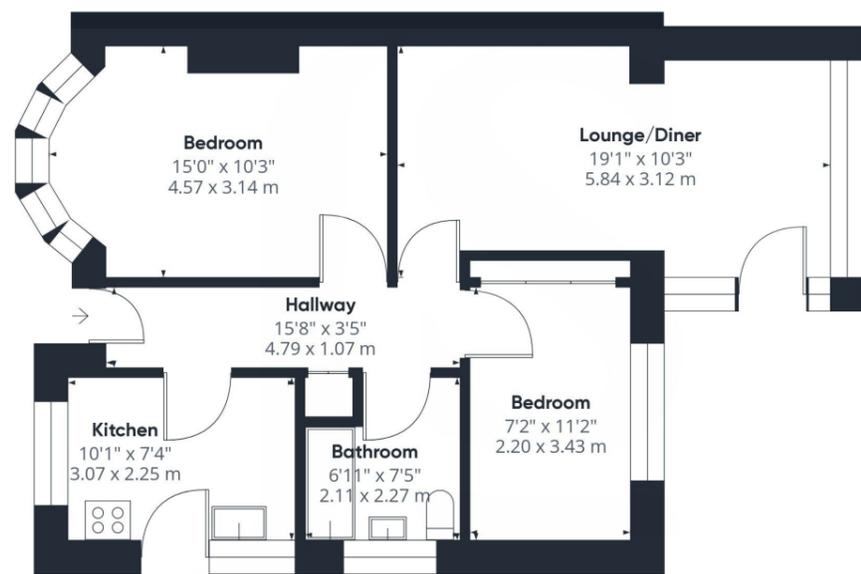
FEATURE REAR GARDEN Stepping out onto large patio area leading further onto large lawned area with various trees and plants, fence enclosed.

CONVERTED GARAGE South and West aspect. Comprising vinyl flooring, pvcu double glazed door out to side access, outside tap, two windows, pvcu double glazed door to rear, power and lighting.

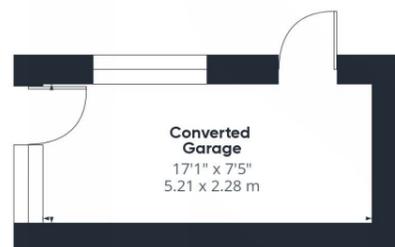
LOCATION

Situated on level ground just south of the Upper Shoreham Road in popular east Shoreham with easy access to the A27, Southlands Hospital and the Holmbush Centre (Tesco and Marks & Spencer) and local transport. Shoreham town centre is approximately 1 mile distant with its comprehensive shopping facilities, library, health centre, and mainline railway station.





Floor 0 Building 1



Floor 0 Building 2

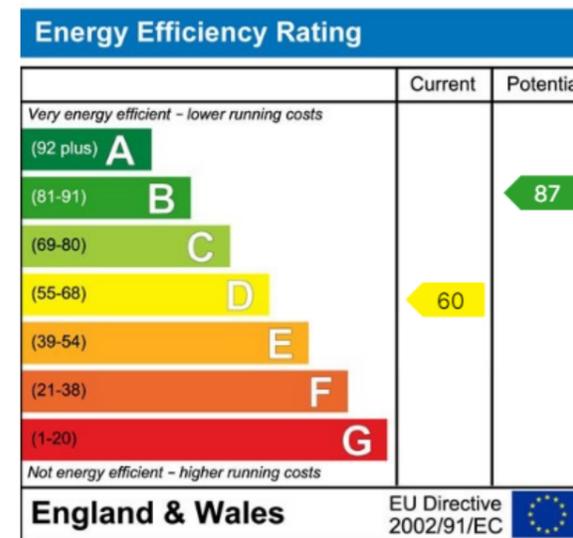


Approximate total area⁽¹⁾
741.81 ft²
68.92 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: 635sqft)

Tenure: Freehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.