



Hammy Way | Shoreham by Sea | BN43 6GH

£475,000





We are delighted to offer for sale this extended semi detached bungalow positioned in a popular East Shoreham location in Shoreham Academy catchment area with added benefit of no onward chain and South aspect rear garden.



# Key Features

- No Chain
- Three Bedrooms
- Extended Bungalow
- Scope For Further Extension (STNPC)
- Private Driveway & Garage
- Open Plan Kitchen/Breakfast Room
- South Aspect Rear Garden
- Shoreham Academy Catchment Area
- Scope For Improvement
- Pvcu Double Glazing & Gas Central Heating Throughout



**3 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

Pvcu double glazed front door opening into:-

ENTRANCE PORCH Comprising corsair matting, wall mounting lighting, two pvcu double glazed opening windows, pvcu double glazed door opening into:-

SPACIOUS ENTRANCE HALLWAY Comprising laminate flooring, radiator, single ceiling light fitting, wall mounted cupboard housing electric fuseboard and meter, loft hatch access with drop down ladder, various power points, storage cupboard housing factory lagged hot water cylinder with slatted shelving above.

MASTER BEDROOM North aspect. Comprising pvcu double glazed window, radiator, laminate flooring, range of fitted wardrobes with various hanging rails and shelving units, coving, two ceiling light fittings.

DUAL ASPECT BEDROOM THREE/HOME OFFICE West and North aspect. Comprising carpeted flooring, two pvcu double glazed windows, radiator, coving, single ceiling light fitting.

BEDROOM TWO West aspect. Comprising carpeted flooring, radiator, pvcu double glazed window, range of fitted wardrobes with hanging rails and shelving, recessed shelving units, coving, single ceiling light fitting.

SPACIOUS SOUTH ASPECT LOUNGE Comprising carpeted flooring, radiator, coving, single ceiling light fitting, fitted gas fireplace, television point, pvcu double glazed door leading out onto:-

SOUTH ASPECT CONSERVATORY EXTENSION Comprising of tiled flooring, pvcu double glazed obscure glass windows, ceiling hung fan light fitting, opening roof window, wall mounted lighting fitting, pvcu double glazed double doors opening out onto feature South facing rear garden.

FAMILY BATHROOM West aspect. Comprising laminate flooring, low flush wc, panel enclosed with wall mounted Triton electric shower over, contemporary hand wash basin with vanity unit below, wall mounted mirror, wall mounted light fitting with shaving point, two ceiling mounted light fittings, two pvcu double glazed obscure glass windows, coving.

DUAL ASPECT EXTENDED KITCHEN/BREAKFAST ROOM West and South aspect. Comprising laminate flooring, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, space and provision for oven cooker, tiled splashbacks, space and provision for washing machine, tumble dryer and freestanding fridge and freezer units, wall mounted electric heater, wall mounted condensing boiler, coving, three ceiling light fittings, pvcu double glazed windows, pvcu double glazed door leading out onto feature South aspect rear garden.

## EXTERNAL

FRONT GARDEN Mainly laid to block paving affording off street parking for approximately two vehicles, shrub and plant borders, dwarf wall enclosed, gated side access with driveway leading to side of property.

FEATURE SOUTH ASPECT REAR GARDEN Patio area with mature shrub, tree and plant borders, fitted greenhouse, fence enclosed, outside tap, two outside lights.

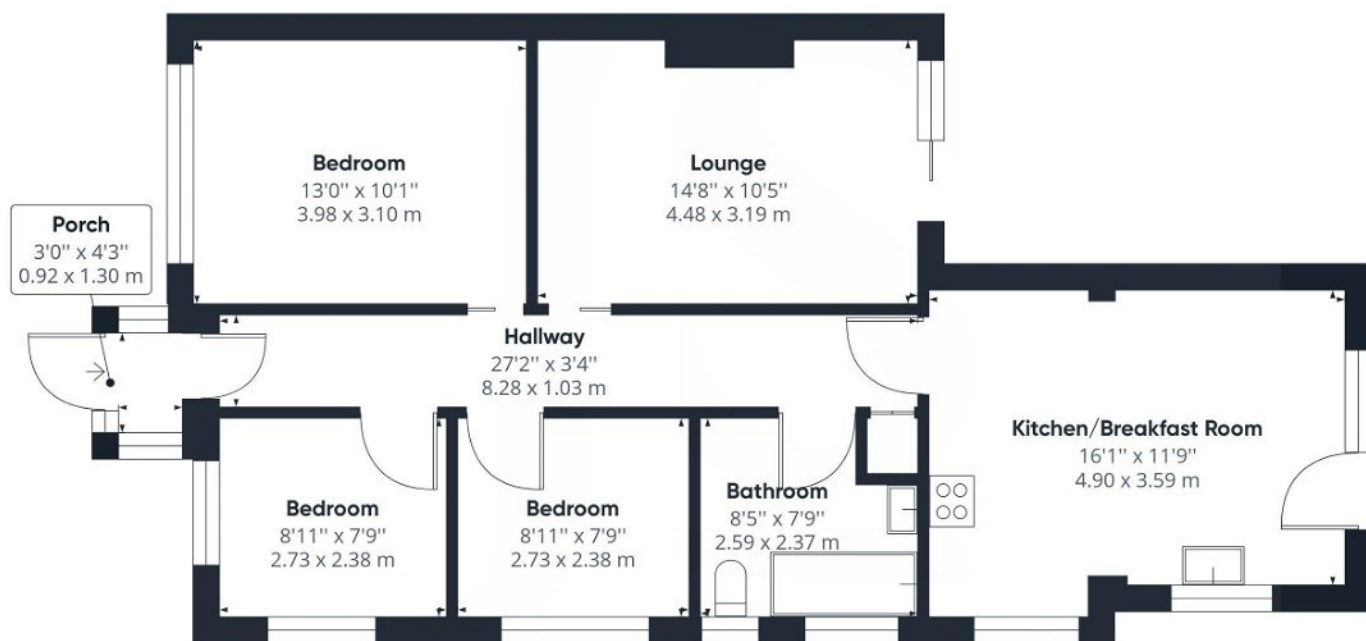
Block paved area to side which leads to:-  
DETACHED BRICK BUILT GARAGE With up and over door.

## LOCATION

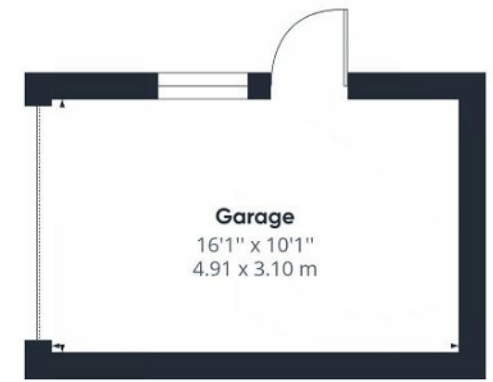
Situated on level ground just south of the Upper Shoreham Road in popular east Shoreham with easy access to the A27, Southlands Hospital and the Holmbush Centre (Tesco and Marks & Spencer) and local transport. Shoreham town centre is approximately 1 mile distant with its comprehensive shopping facilities,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



To book a viewing contact us on: 01273 441341 | [shoreham@jacobs-steel.co.uk](mailto:shoreham@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)



Floor 0 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
 971.28 ft<sup>2</sup>  
 90.24 m<sup>2</sup>

(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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area (as quoted by EPC: 807 sqft)

Tenure: Freehold

Council tax band: D

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.