



Hammy Way | Shoreham by Sea | BN43 6GH

£375,000



We are delighted to offer for sale this two bedroom semi detached spacious bungalow situated in this popular cul-de-sac location with scope to extend (stnpc)



Property details: Hammy Way | Shoreham by Sea | BN43 6GH

# Key Features

- Semi Detached Bungalow
- Spacious Lounge
- Conservatory
- Kitchen/Breakfast Room
- West Facing Rear Garden
- Off Road Parking & Garage
- Two Bedrooms
- Scope to Extend (Stnpc)
- Cul-De-Sac Location On Level Ground
- No Onward Chain



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

Obscure glass pvcu double glazed front door through to:-

ENTRANCE HALL Comprising carpeted flooring, radiator, two ceiling mounted light fittings, wall mounted electric fuse box, loft hatch access, two cupboards one with hanging rail and shelf, the other with slatted shelving.

MAIN BEDROOM East aspect. Comprising pvcu double glazed half bay window, radiator, carpeted flooring, single light fitting.

DOUBLE ASPECT BEDROOM TWO East and North aspects. Comprising two pvcu double glazed windows, radiator, carpeted flooring, single light fitting.

BATHROOM North aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath with shower attachment over, fully tiled walls, pedestal hand wash basin, radiator, vinyl flooring.

SEPARATE WC North aspect. Comprising obscure glass pvcu double glazed window, low flush wc, single light fitting, vinyl flooring.

LOUNGE West aspect. Comprising single glazed wooden framed windows and door leading out to Conservatory. Carpeted flooring, coving, radiator, tiled hearth.

CONSERVATORY West and North aspect. Comprising pvcu double glazed windows, pvcu double glazed door out onto feature rear garden, vinyl flooring.

DOUBLE ASPECT KITCHEN/BREAKFAST ROOM West and North aspect. Comprising pvcu double glazed windows, radiator, vinyl flooring, single light fitting, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset single drainer stainless steel sink unit with mixer tap, tiled splashbacks, inset four ring gas hob with oven below and extractor fan over, breakfast bar with seating for three.

## EXTERNAL

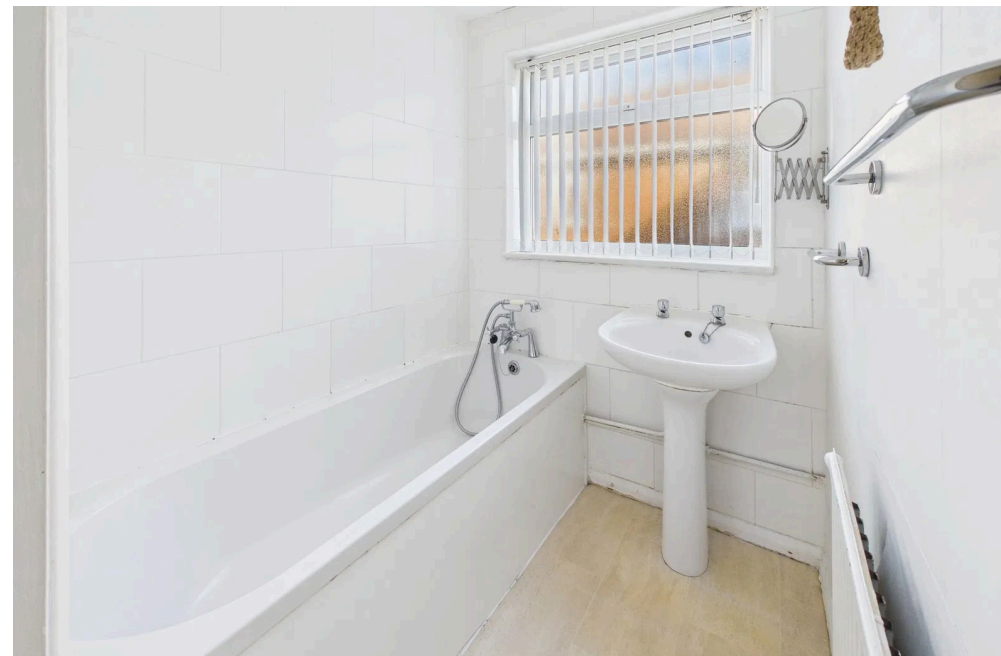
FRONT GARDEN Dropped kerb leading to private drive to garage, lawned area with various plants and shrubs, path to front door, gate to rear access.

FEATURE REAR GARDEN Stepping out onto hardstanding leading onto lawn area having various plant and shrub borders, fence and wall enclosed. Timber built outbuilding. Outside tap.

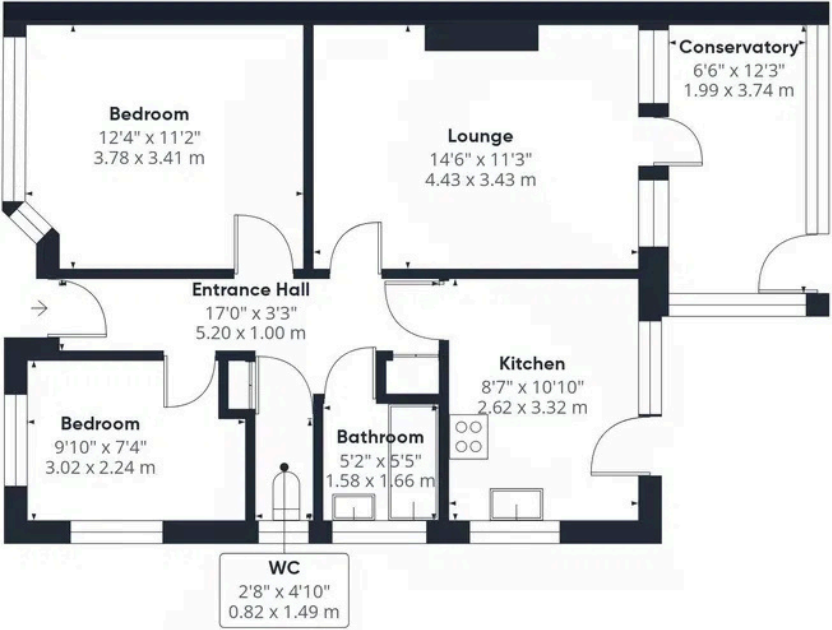
PRIVATE DRIVE TO GARAGE Having double wooden doors.

## LOCATION

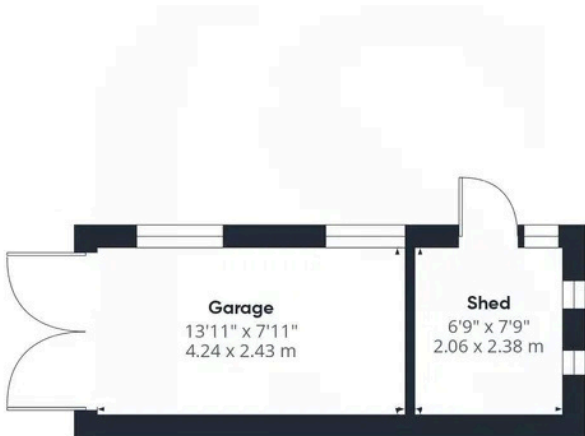
Conveniently situated on level ground off Hammy Lane and south of the Upper Shoreham Road. Local bus services are easily accessible and the centre of Shoreham, with its comprehensive shopping facilities, health centre, library, restaurants and mainline railway station, is just over a mile away. The River Adur and the seafront are close by, as are local schools. The Holmbush Centre (Tesco and Marks & Spencer) is also within easy reach.



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)



Ground Floor Building 1



Ground Floor Building 2

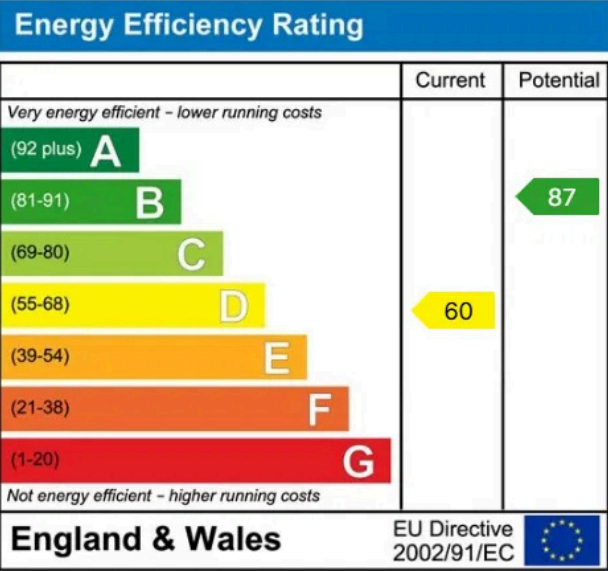


Approximate total area<sup>(1)</sup>  
829 ft<sup>2</sup>  
77 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Property Details:

Floor area (as quoted by floorplan): 829 sqft

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.