



Hammy Lane, Shoreham by Sea
£425,000



Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: D

- Three Double Bedrooms
- Two Storey Rear Extension
- Downstairs Wc
- Spacious Lounge
- Potential to Extend (Stnpc)
- Garage
- Good Catchment Area For Schools
- Close To Local Shops & Amenities
- Popular Shoreham Close
- Close To Holmbush Centre

We are delighted to offer for sale this spacious three bedroom extended semi detached family home, benefitting from off street parking and private garage.

Conveniently situated in this pleasant residential location on level ground approx. 1 mile from the centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station. The Holmbush Centre and Kingston Beach are both easily accessible, whilst Brighton and Worthing are to the East and West respectively.



Pvcu double glazed private front door through to:

STORM PORCH South and West aspect. Comprising pvcu double glazed windows, single glazed wooden framed window, storage cupboard, obscure single glazed wooden framed door through to:-

ENTRANCE HALL Comprising original Parquet flooring, single light fitting, understairs storage cupboard.

DOWNSTAIRS WC West aspect. Comprising obscure single glazed wooden framed window, low flush wc, pedestal hand wash basin, single light fitting, laminate flooring.

KITCHEN West aspect. Comprising pvcu double glazed window, roll edge laminate worksurfaces with cupboards below and matching eye level cupboards, one and a half bowl composite single drainer sink unit with mixer tap, space and provision for appliances include washing machine, fridge/freezer. Inset electric hob, inset oven, wall mounted combi boiler, serving hatch, laminate flooring, light fitting.

SEPARATE RECEPTION AREA Comprising original Parquet flooring, two light fittings, coving, doors leading to:-

DUAL ASPECT LOUNGE East and South aspect. Comprising pvcu double glazed windows and pvcu double glazed double doors leading out onto rear garden, coving, radiator, carpeted flooring.

FIRST FLOOR LANDING Comprising loft hatch access, radiator, built in airing cupboard, single light fitting.

BEDROOM ONE East aspect.

Dressing area: Comprising over stairs built in cupboard, two light fittings, carpeted flooring, coving.

Bedroom area: Comprising pvcu double glazed windows, single light fitting, coving.

BEDROOM TWO South aspect. Comprising aluminium & wooden framed double glazed window, single light fitting, carpeted flooring, radiator.

BEDROOM THREE West facing. Comprising pvcu double glazed windows, radiator, single light fitting, built in wardrobes, carpeted flooring.

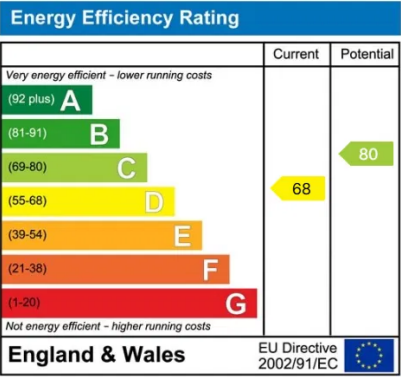
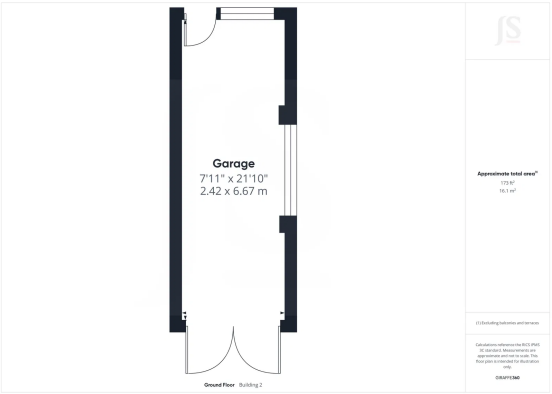
FAMILY BATHROOM West aspect. Comprising obscure pvcu double glazed window, panel enclosed bath, wall mounted hand wash basin, low flush wc, heated towel rail, part tiled walls, laminate flooring, single light fitting.

FRONT GARDEN Paved driveway affording off-road parking for one vehicle having various shrubs, plants, trees and a mature Magnolia.

REAR GARDEN Approximately 8.3m x 15m (27'2" x 49'2") Patio area leading to large garden area having various shrubs, trees and plants benefitting from being fence enclosed.

GARAGE Having bi-folding doors, single glazed wooden framed windows and wooden framed door leading out onto rear garden, benefitting from power and lighting.





Whilst we endeavour to make our properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.