



Hammy Lane, Shoreham by Sea
Offers Over **£425,000**



Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: C

- Three Double Bedrooms
- Semi Detached
- Off-Road Parking
- Modern Kitchen
- Family Bathroom
- Dual Aspect Main Bedroom With Ensuite
- Sun Trap Rear Garden
- L Shaped Open Plan Lounge / Dining Room
- Good School Catchment Area
- Viewing Is Highly Advised

We are delighted to offer for sale this spacious and extended three double bedroom semi detached family home situated in this popular Shoreham location.

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.





COVERED STORM PORCH Wood effect pvcu double glazed leaded lighted door through to:-

ENTRANCE HALL West aspect. Comprising wood effect pvcu double glazed leaded light window, tiled flooring ceiling light fitting, stairs to first floor, understairs storage cupboard

OPEN PLAN LOUNGE West aspect. Comprising wood effect pvcu double glazed leaded light windows, luxury vinyl tile flooring, radiator, coving, two pendant light fittings, opening through to:-

DINING ROOM/CONSERVATORY East and North aspect. Comprising wood effect pvcu double glazed sliding door out to rear garden, wood effect pvcu double glazed windows, polycarbonate roof, two radiators, luxury vinyl tile flooring, hatch through to Kitchen.

MODERN FITTED KITCHEN Comprising tiled flooring, roll edge laminate work surface with matching upstands, range of matching cupboards and drawers, inset five ring gas hob with extractor fan over, one and a half bowl stainless steel sink unit with mixer tap, integrated appliances include dishwasher, eye level double oven and eye level microwave. Radiator, recessed spotlights, hatch to Conservatory.

FIRST FLOOR LANDING North aspect. Comprising wood effect pvcu double glazed leaded light window, radiator, stairs to Second floor.

FAMILY BATHROOM East aspect. Comprising wood effect pvcu double glazed obscure glass leaded light window, panel enclosed bath with mixer tap, wall hung hand wash basin with mixer tap, low flush wc, ladder style heated towel rail, vinyl flooring, recessed spotlights.

BEDROOM TWO East aspect. Comprising wood effect pvcu double glazed leaded light window, radiator, single light fitting, coving, carpeted flooring.

BEDROOM THREE West aspect. Comprising wood effect pvcu double glazed leaded light window, radiator, coving, carpeted flooring, single light fitting.

SECOND FLOOR LANDING Comprising Velux window, recessed spotlights, door to:

ENSUITE BEDROOM ONE East aspect. Comprising wood effect pvcu double glazed double glazed window with fitted blind, velux window, radiator, recessed spotlights, carpeted flooring, access to eaves storage, door to:-

ENSUITE SHOWER ROOM East aspect. Comprising wood effect pvcu double glazed obscure glass double glazed window with fitted blind, low flush wc, fully tiled shower cubicle with integrated shower and shower attachment, hand wash basin with vanity unit below, built in storage cupboard, vinyl flooring, recessed spotlights, ladder style towel rail.

FRONT GARDEN Large block paved area affording off road parking for multiple vehicles, having shrub borders, gate to side access, dwarf wall enclosed.

LARGE REAR GARDEN Block paved patio leading onto lawned area with further block paved area, raised flower borders, gate to rear access, gate to side access, door to garage, fence enclosed.

OUTBUILDING Door to rear garden, pvcu double glazed window.





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Approximate total area⁽¹⁾

1122 ft²
104.1 m²

Reduced headroom
22 ft²
2 m²

(1) Excluding balconies and terraces

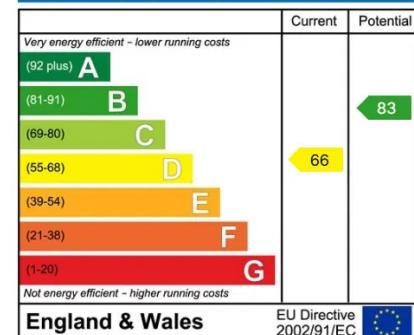
Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360



Energy Efficiency Rating



Whilst we endeavour to make out 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 purpose 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.