



81 HAMMY WAY

SHOREHAM-BY-SEA, BN43 6GH

£600,000
FREEHOLD

Superb semi detached bungalow occupying a corner plot in this quiet, sought after location in Shoreham. The property has been extended to rear and into the loft, creating a fantastic, spacious family home with beautifully presented accommodation comprising; entrance hall with vaulted ceiling, four bedrooms, good sized bathroom, ground floor shower room, impressive open plan living area with modern kitchen overlooking the south facing rear garden. Outside there is off street parking for multiple cars along with a delightful south facing rear garden with good sized patio area providing the perfect spot to enjoy all day sun.

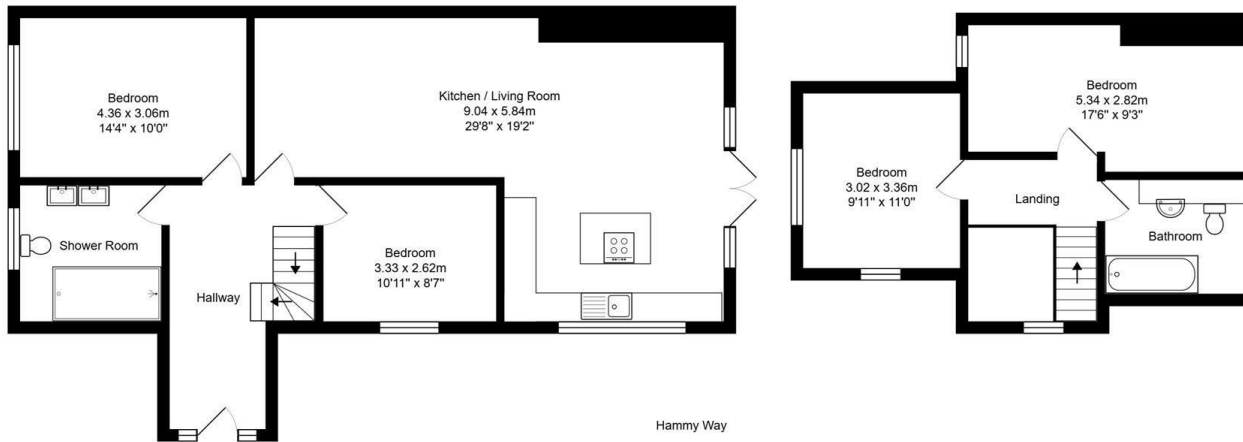
This popular location has so much to offer, with good local schools, shops, cafes and amenities close by along with easy access to surrounding areas. Commuters will benefit from Shoreham-By-Sea mainline station providing regular and direct links to London and almost immediate access onto the A27.

**Nicholas
James**

SALES LETTINGS AUCTIONS







Hammy Way

Total Area: 122.5 m² ... 1319 ft²

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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