



Hammy Lane, Shoreham By Sea

Offers Over **£500,000**



Property Type: Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: E

- Three Bedrooms
- Detached House
- Spacious Lounge
- Large Separate Kitchen
- Sun Trap Rear Garden
- Oversized Garage & Off Road Parking
- No Onward Chain
- Scope To Improve / Extend (STNPC)

We are delighted to offer for sale this spacious three bedroom detached house situated in this popular Shoreham location.

Conveniently situated in this pleasant residential location on level ground the centre of Shoreham is approximately 1 mile away with its comprehensive shopping facilities, bars, restaurants, health centre, library and mainline railway station along with Adur Ferry footbridge which leads over to Shoreham Beach. The Holmbush Shopping Centre which includes M&S, Tesco, McDonalds & Next/Costa can be found nearby whilst Kingston Beach is easily accessible. The property falls within the catchment area of well-regarded primary & secondary schools, including popular Shoreham Academy, which currently holds an 'Outstanding' Ofsted rating. Brighton and Worthing are to the East and West respectively





Pvcu double glazed door through to:-

STORM PORCH East aspect. Comprising pvcu double glazed window, tiled flooring, built in storage cupboard with hanging rail and shelving, single glazed timber framed door through to:-

ENTRANCE HALL Comprising carpeted flooring, radiator, single light fitting, door through to:-

DOWNSTAIRS WC Comprising single glazed obscure wooden framed window, low flush wc, hand wash basin with cupboards below and matching eye level cupboards, fully tiled walls, recessed lighting, vinyl flooring.

LOUNGE / DINING ROOM Comprising carpeted flooring, stairs up to first floor landing, timber single glazed doors leading out onto porch, aluminum framed sliding door out onto conservatory, two radiators, two ceiling light fittings, four wall mounted light fittings, brick built fireplace with gas fire and matching hearth having a wooden mantel piece, coving.

CONSERVATORY North/East and South aspects. Comprising pvcu sliding door leading out onto rear garden, pvcu windows with fitted blinds, tiled flooring.

SEPARATE KITCHEN West aspect. Comprising pvcu double glazed window with fitted blind, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, one and a half bowl stainless steel sink unit with mixer tap and draining board, four ring gas hob, eye level double oven, space and provision for washing machine and fridge/freezer. Wall mounted boiler, tiled splash backs, single light fitting, radiator, tiled flooring.

FIRST FLOOR LANDING South aspect. Comprising pvcu double glazed window, radiator, storage cupboard housing water tank and slatted shelving, drop down loft ladder leading up to loft room, carpeted flooring.

BEDROOM ONE East aspect. Comprising pvcu double glazed window, radiator, single light fitting, storage cupboard with shelving, part carpet flooring with attractive original floor boards.

BEDROOM TWO West aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting, two wall mounted light fittings, built in wardrobe with hanging rail and shelving, coving.

BEDROOM THREE East aspect. Comprising pvcu double glazed wooden, vinyl flooring with attractive original floor boards underneath, radiator, single light fitting.

SHOWER ROOM West aspect. Comprising obscure pvcu double glazed window, walk in shower cubicle with integrated shower attachment over benfitting from fully tiled walls, vinyl flooring, low flush wc, hand wash basin with mixer tap and vanity unit below, radiator, towel rail, recessed lighting.

LOFT ROOM Two Velux windows, radiator, carpeted flooring, power and lighting.

FRONT GARDEN Block paved area affording parking for approximately three vehicles, having various shrub, trees and plants being dwarf wall enclosed.

REAR GARDEN Stepping out onto large patio area with door through to lean to. Steps up to further patio area with attractive trellis leading to large lawned area housing green house and timber built shed. Fence and wall enclosed having various mature shrub, tree and plant borders. Side gate with access to driveway.

DOUBLE LENGTH GARAGE Benefitting from power and lighting having a radiator, inspection pit, various shelving, work bench and an electric up and over door.





Approximate total area⁽¹⁾
1445 ft²
134.2 m²

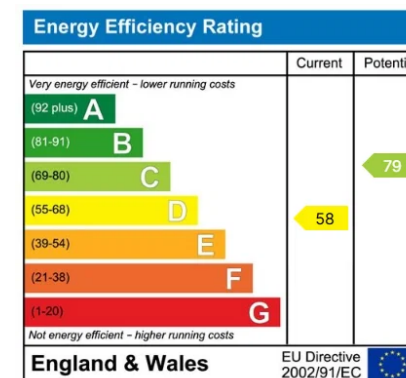
Reduced headroom
105 ft²
9.7 m²

(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.

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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 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.