

53 Hammy Lane

Shoreham-By-Sea, BN43 6GF













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Asking price £450,000

This well-presented two-bedroom semi-detached home offers well-proportioned accommodation, a lovely west-facing rear garden, ample off-street parking, a garage and the added benefit of being offered for sale with no onward chain.

Approached via a large private block-paved driveway, the property enjoys plenty of off-street parking, while the attractive frontage provides an inviting first impression and excellent kerb appeal.

Internally, the accommodation is well arranged and presented throughout. From the welcoming entrance hall, there are two good-sized double bedrooms, both offering comfortable and versatile accommodation. The modern shower room is finished with attractive floor-to-ceiling tiling, creating a contemporary and stylish space.

The charming and bright kitchen provides a practical and welcoming heart to the home, with access through to a wonderful sun room/dining room. This versatile additional space is ideal for enjoying meals, entertaining guests or simply taking advantage of the pleasant outlook over the garden.

Completing the accommodation is the generously proportioned living room, providing a comfortable and relaxing retreat. The room enjoys a lovely outlook over the rear garden, creating a peaceful setting in which to unwind at the end of the day.

To the rear, the property enjoys a particularly appealing west-facing garden, providing a wonderful outdoor space to enjoy throughout the day and into the evening. The garden offers ample room for outdoor seating and entertaining, while also providing plenty of potential for keen gardeners to create their ideal outdoor retreat.

The garage is accessible from both the driveway and rear garden and provides excellent additional storage. Alternatively, subject to the necessary requirements, it could offer the potential to create a useful home office, gym or hobby room.

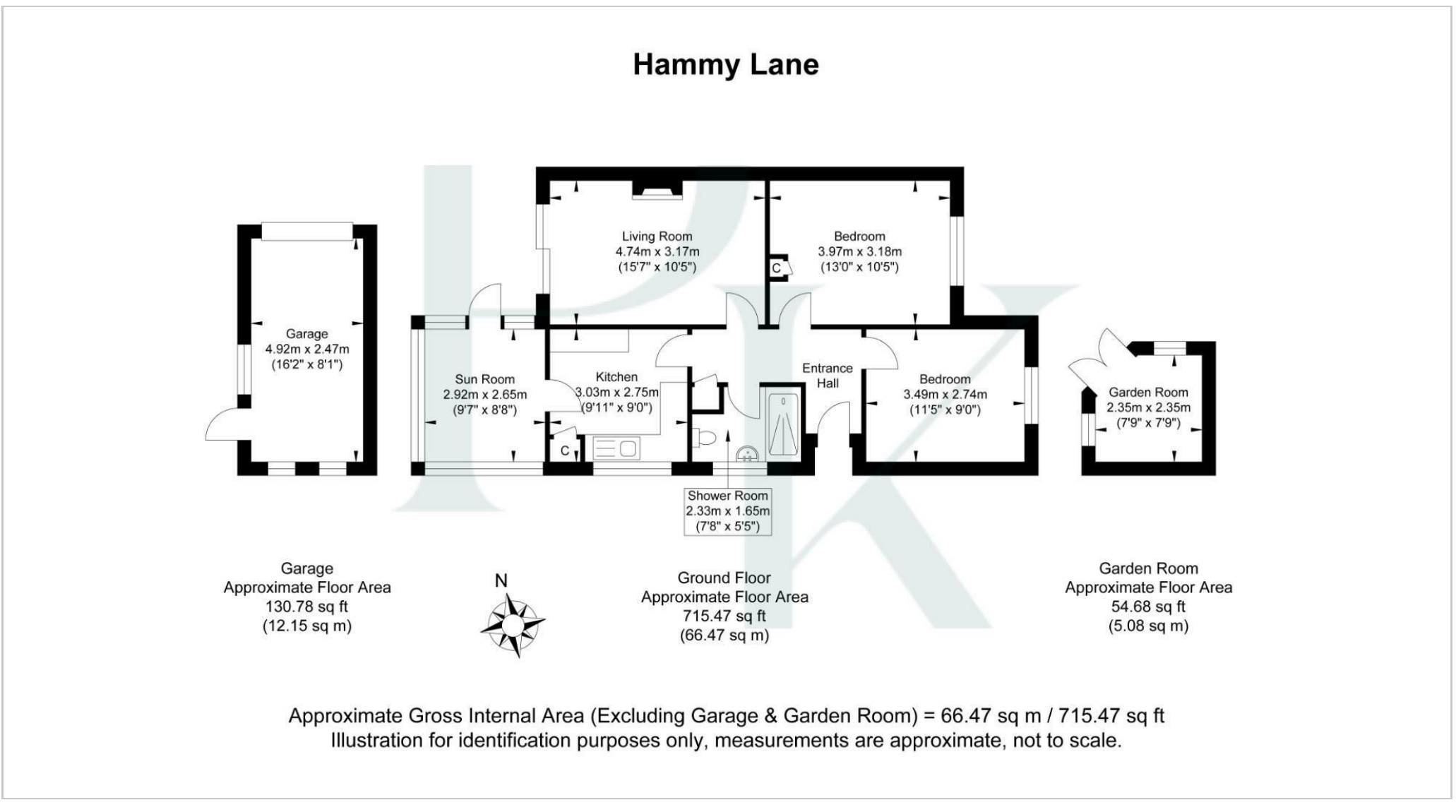
Another attractive feature of the property is the potential to extend, subject to obtaining the necessary planning permissions and consents. This offers an exciting opportunity for a new owner to further enhance and adapt the home to suit their individual requirements.

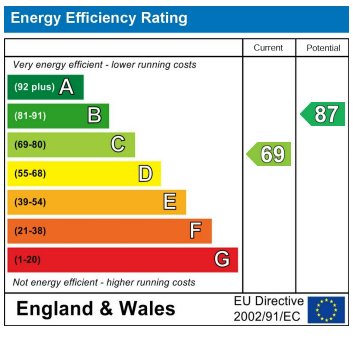
The property's location is another notable feature. Hammy Lane is conveniently positioned for access to the excellent range of amenities available in Shoreham-by-Sea, including shops, cafés, restaurants and leisure facilities. Shoreham-by-Sea town centre and mainline railway station are also within easy reach, providing excellent transport links towards Brighton, Worthing and London.

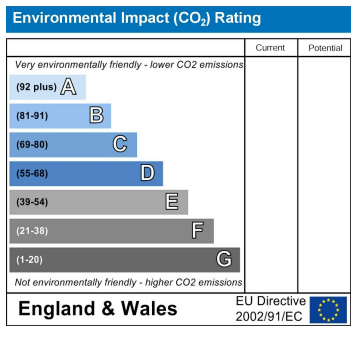
For families, the area is well served by a selection of local schools, including Shoreham Academy, together with a number of well-regarded primary schools in the surrounding area. The nearby coastline and River Adur provide further opportunities for walking, cycling and a variety of outdoor activities, while the town's vibrant centre offers an excellent choice of independent shops, cafés, restaurants and leisure facilities.











Pearson Keehan