



'Offers In Excess of' £400,000
Freehold

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60 Hammy Lane, Shoreham-by-Sea, BN43 6GF

- Extended family home
- Two double bedrooms
- 23ft sitting / dining room
- Separate lounge
- Ground floor cloakroom
- Good sized rear garden
- Off road parking
- Shoreham Academy catchment



ENTRANCE HALL

Frosted front door, stairs to first floor, radiator and doors to.

LOUNGE

17' 10" x 10' 5" (5.44m x 3.18m) Bay double glazed window to front, wall mounted electric log and flame effect fireplace, double radiator, opening into the sitting / dining room.

KITCHEN

14' 2" x 9' 4" (4.32m x 2.84m) Matching wall and base mounted high gloss units with roll edge work tops having single drainer sink with mixer tap, fitted 4 ring gas hob with oven below and extractor fan above, integrated dishwasher, tiled floor, space for fridge freezer, large under stairs cupboard, spot lighting.



SITTING/DINING ROOM

23' 4" x 9' (7.11m x 2.74m) Two double glazed patio doors leading onto the rear garden, two Velux skylight window, two radiators, tiled floor.

GROUND FLOOR CLOAKROOM

Double glazed window to front, low level WC, matching wall and base mounted units with roll edge work top having single drainer sink, space for washing machine.

LANDING

Double glazed window to rear, hatch to loft space, doors to.

BEDROOM 1

15' x 10' 6" (4.57m x 3.2m) Double glazed windows to front and back, radiator



BEDROOM 2

10' 5" x 9' 10" (3.18m x 3m) Double glazed window to front, radiator, alcove space for wardrobe.

BATHROOM

Double glazed window to rear, white suite comprising low level WC, vanity wash hand basin, panelled bath with shower, heated towel rail.

REAR GARDEN

Having patio area leading onto laid lawn, flower borders.

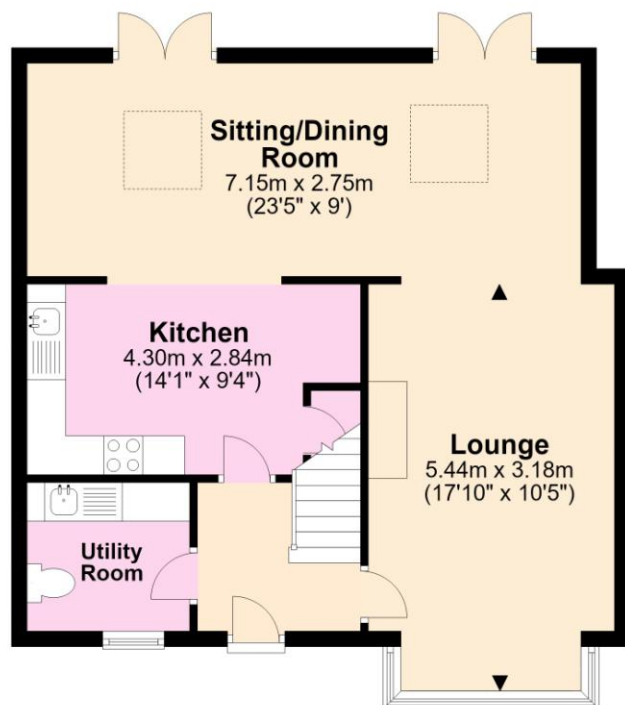
FRONT GARDEN

Laid to block paving affording off road parking for several vehicles.





Ground Floor



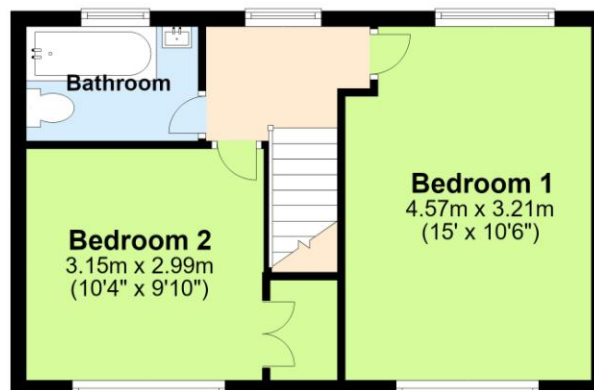
Total area: approx. 89.4 sq. metres (962.4 sq. feet)

TOTAL AREA DOES NOT INCLUDE OUTBUILDINGS OR EAVES STORAGE SPACE. This floor plan is for illustrative purposes and is not drawn to scale.

Any measurements, floor areas, openings and orientations are approximate and should not be relied upon and do not form part of any agreement. No liability is taken for error or misstatement. Any party must rely upon their own inspection.

Plan produced using PlanUp.

First Floor



COUNCIL TAX BAND

Tax band C - £2,253.63 per annum
(2026/2027)

TENURE

Freehold

LOCAL AUTHORITY

Adur District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements

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Please contact your local office who would be pleased to offer a FREE, no obligation market appraisal of your property.