



21 Hammy Lane, Shoreham-by-Sea, West Sussex, BN43 6GL

21 Hammy Lane, Shoreham-by-Sea, West Sussex, BN43 6GL

'Offers in Excess of' £350,000 - Freehold

Hyman Hill are delighted to offer for sale this extended semi-detached bungalow, ideally situated in a sought-after level residential location and offered to the market with no ongoing chain.

Requiring modernisation throughout, this well-proportioned home presents an excellent opportunity for purchasers looking to downsize while creating a home tailored to their own tastes, or for growing families seeking additional space. The property also benefits from being within the catchment area for the highly regarded Shoreham Academy, rated Outstanding by Ofsted.

Arranged over two floors, the accommodation boasts a lounge to the rear, overlooking and leading to the secluded rear garden, an extended 17' dual-aspect kitchen/dining room, shower room, and a double bedroom to the front of the property. The first floor offers a further double bedroom together with access to a spacious eaves storage room.

Outside, the property boasts a mature, private rear garden with a sunny westerly aspect, ideal for outdoor entertaining and relaxation. To the front, a spacious private block-paved driveway provides ample off-road parking for several vehicles and leads to a 17'8 garage.

As demonstrated by neighbouring properties, there is further potential to enhance the existing roof conversion to create additional living accommodation, subject to the necessary planning permissions and building regulations.

Shoreham-by-Sea is a charming and historic coastal town, ideally situated approximately 7 miles west of Brighton and 6 miles east of Worthing. The vibrant town centre offers an excellent range of independent boutiques alongside well-known high-street retailers, as well as a variety of cafés, pubs and restaurants. The nearby Holmbush Shopping Centre provides further retail convenience, including Marks & Spencer, Next and Tesco.

The area benefits from excellent transport links, with easy access to the east-west A27 and M23. Shoreham-by-Sea mainline railway station is within walking distance, offering direct services to Brighton, London and destinations to the west.

Shoreham-by-Sea also boasts a highly sought-after beach, the nearby South Downs National Park and the River Adur, providing superb opportunities for water sports, countryside walks and outdoor leisure.

-
- Extended semi detached chalet bungalow
 - Two double bedrooms
 - In need of some updating
 - 17' kitchen/diner
 - Westerly aspect rear garden
 - Private drive to garage
 - Popular level ground location
 - No on-going chain



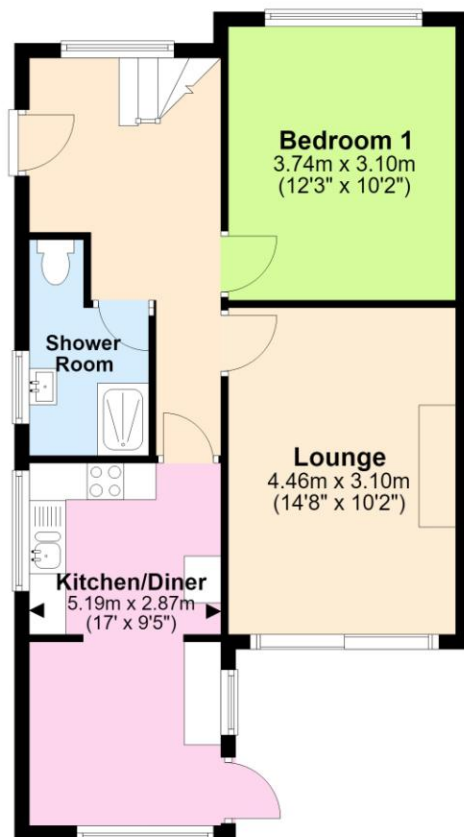








Ground Floor



First Floor



Total area: approx. 79.6 sq. metres (856.7 sq. feet)

TOTAL AREA DOES NOT INCLUDE OUTBUILDINGS. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band D -
£2,535.33 per annum
(2026/2027)

Tenure: Freehold

Local Authority: Adur District
Council



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

Southwick – 01273 597730
info@hymanhill.co.uk

Shoreham – 01273 454511
shoreham@hymanhill.co.uk

Lettings – 01273 597730
lettings@hymanhill.co.uk

www.hymanhill.co.uk