



**Hammy Lane, Shoreham by Sea**

Guide Price **£395,000**



**Property Type:** Semi-Detached Bungalow

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** C

- Off Road Parking For Approximately Four Vehicles
- Detached Garage
- North, East and South Facing Garden To Two Sides
- No Ongoing Chain
- Spacious Kitchen
- Good School Catchment Area
- Situated On Level Ground
- Scope To Extend (Stnpc)

We are delighted to offer for sale this two/three bedroom semi detached bungalow situated within this popular residential location.

Conveniently situated in this pleasant residential location on level ground approx. 1 mile from the centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station. The Holmbush Centre and Kingston Beach are both easily accessible, whilst Brighton and Worthing are to the East and West respectively.





Pvcu double glazed front door through to:-

**SPACIOUS ENTRANCE HALL** Comprising airing cupboard housing factor lagged hot water tank with slatted shelving, radiator, further storage cupboard housing wall mounted electric meter. Loft hatch access.

**SPACIOUS LOUNGE** West aspect. Comprising pvcu double glazed window, feature fireplace with oak mantel and hearth, radiator, coving.

**DINING ROOM/BEDROOM THREE** East aspect. Comprising pvcu double glazed window, coving, radiator, pvcu double glazed slide door with fitted blinds leading out onto Lean to.

**BEDROOM ONE** East aspect. Comprising pvcu double glazed window, radiator, fitted mirrored wardrobes with hanging rail and shelving.

**BEDROOM TWO** West aspect. Comprising pvcu double glazed window, radiator, fitted wardrobes with hanging rail and shelving.

**SHOWER ROOM** South aspect. Comprising obscure glass pvcu double glazed window, hand wash basin with vanity unit below, low flush wc, shower cubicle being fully tiled having a wall mounted electric Mira shower, wall mounted heated towel rail, coving, extractor fan.

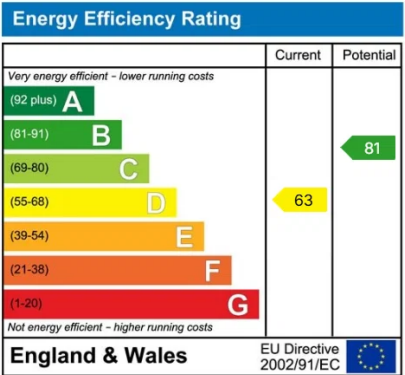
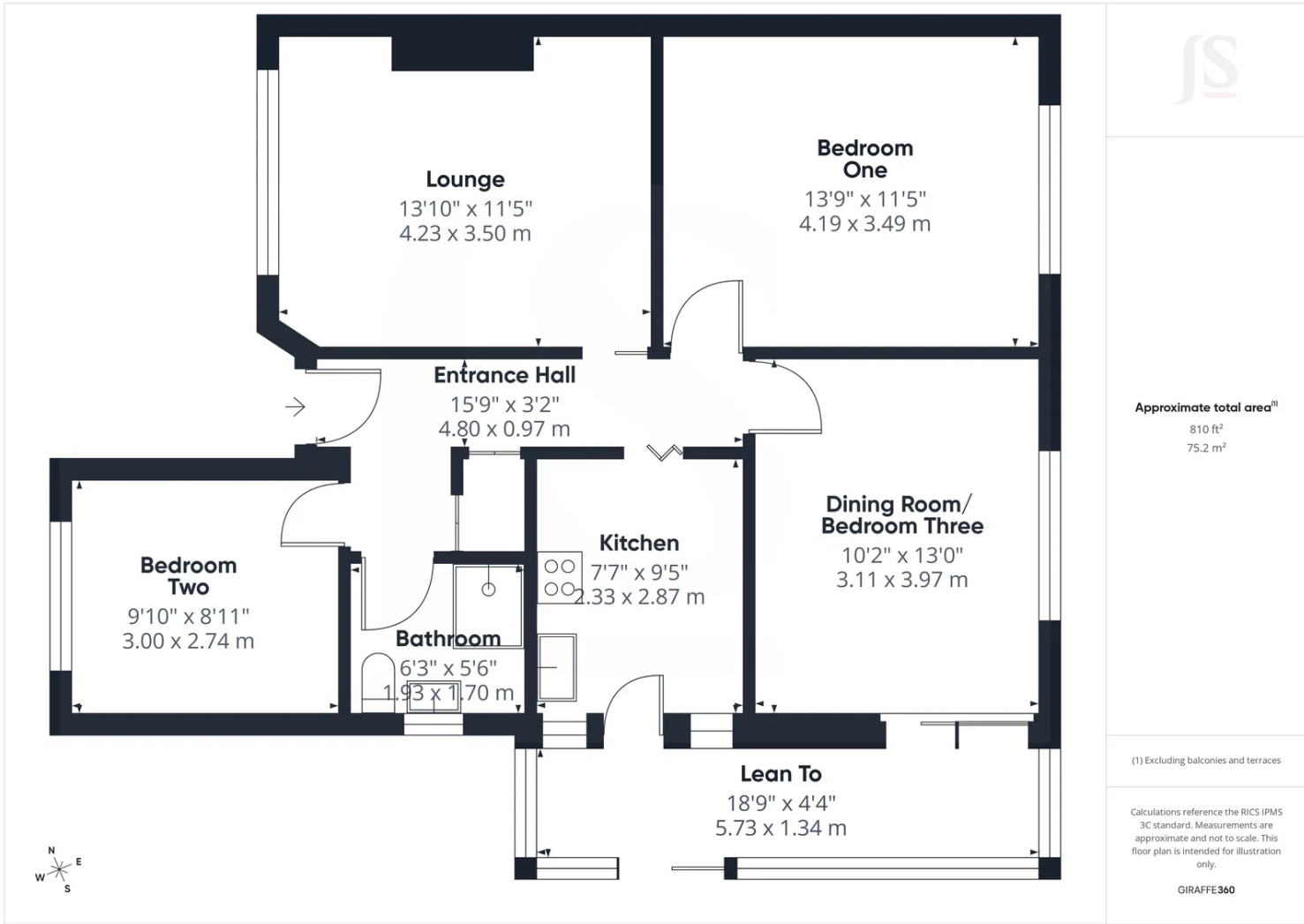
**KITCHEN** South aspect. Comprising pvcu double glazed door and window leading out to Lean to. Roll edge laminate work surfaces with cupboards below, matching eye level cupboards, part tiled splashbacks, integrated appliances include fridge/freezer, Electrolux oven/cooker, four ring electric hob and extractor fan over. Inset single drainer sink unit with mixer tap, coving.

**FRONT GARDEN** Large paved area onto large lawned area having various shrub and plant borders, large tarmac area providing off street parking for approximately four vehicles.

**DETACHED GARAGE** With up and over door.

**GARDENS TO TWO SIDES** East, South and West aspect. Large paved area onto large lawned area having various shrub, tree and plant borders, timber built shed, door to garage.





Whilst we endeavour to make our property 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.