65 Hammy Lane | | Shoreham-By-Sea | BN43 6GF

WARWICK BAKER
ESTATE AGENT

65 Hammy Lane | | Shoreham-By-Sea | BN43 6GF

Offers In Excess Of £410,000

*** £410,000 ***

- DETACHED BUNGALOW
- 12'9 DINING ROOM
- CALL NOW TO VIEW
- CORNER PLOT
- DRIVEWAY & GARAGE
- 01273 461144
- TWO BEDROOMS
- IN NEED OF UPDATING
- 14'6 LIVING ROOM
- NO CHAIN

ENTRANCE HALL
Door to front, front aspect window, doors giving access to both Bedrooms, Bathroom, Kitchen and Living Room.

LIVING ROOM
16'6 x 12'6 (5.03m x 3.81m)
Front aspect bay window.

KITCHEN
10'9 x 9'3 (3.28m x 2.82m)
Range of wall and base units, work surfaces, inset hob, extractor over, oven under, inset sink unit, space for appliances. Door to

DINING ROOM
12'9 x 8'11 (3.89m x 2.72m)
Front aspect window, door leading out onto the front garden. Westerly aspect sliding patio door leading out onto the rear courtyard.

BEDROOM 1
11'3 x 9'10 (3.43m x 3.00m)
Front aspect window, fitted wardrobes.

BEDROOM 2
12'8 x 8'2 (3.86m x 2.49m)
Westerly aspect window.

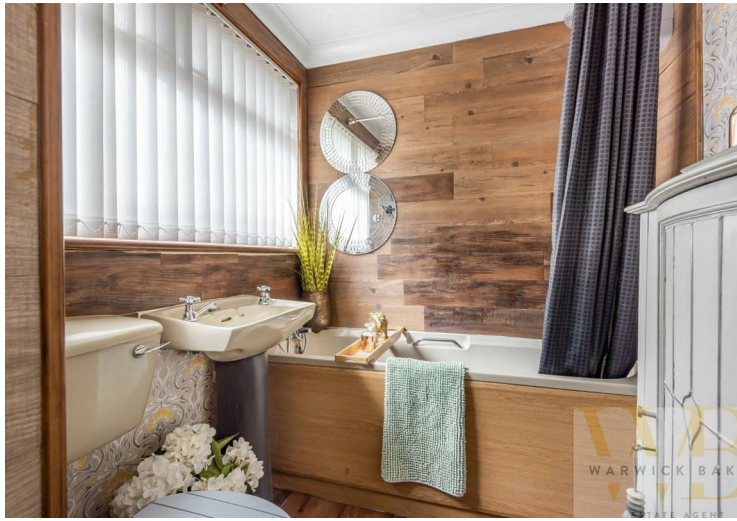
BATHROOM
Southerly aspect obscure glass window, matching suite, panel enclosed bath, pedestal wash hand basin, low level W.C.

OUTSIDE

FRONT GARDEN
Laid to lawn with flower and shrub borders.

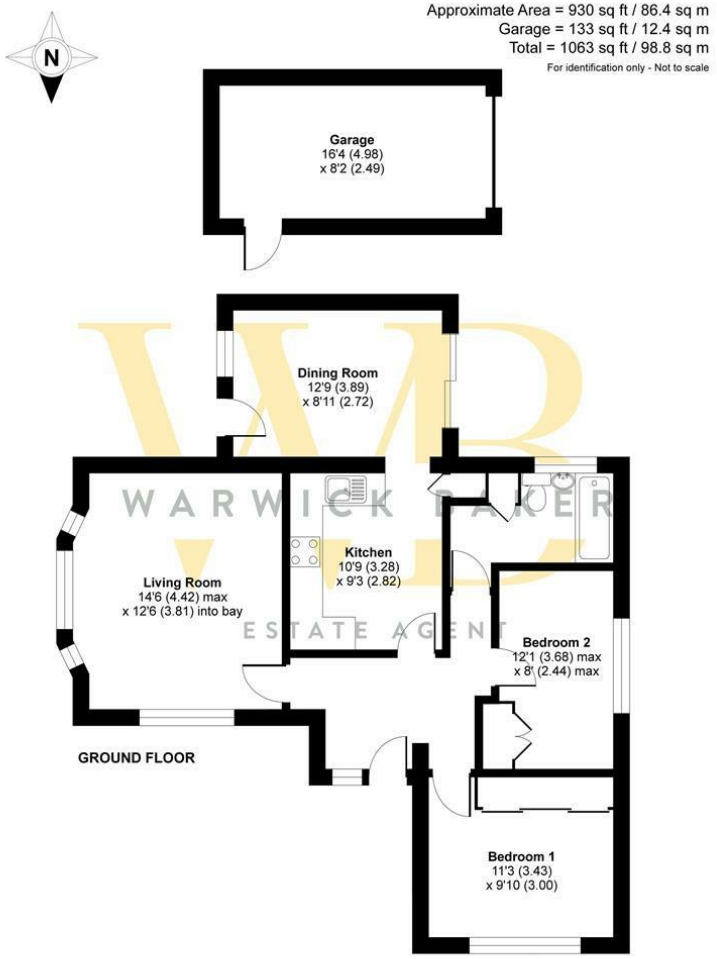
REAR GARDEN
Area of lawn, are of patio.

GARAGE
Metal up and over door.



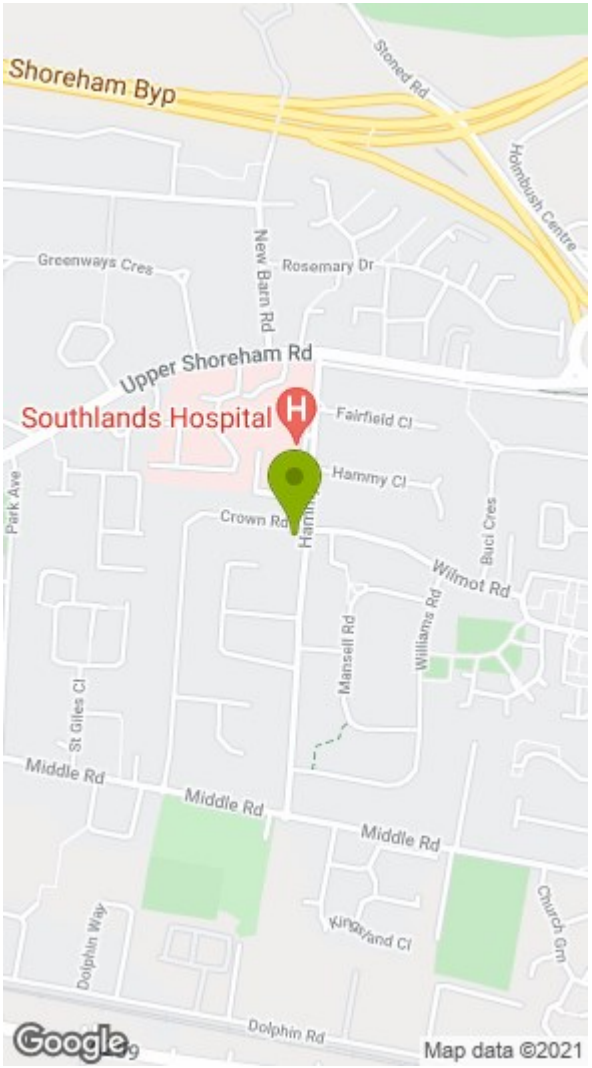
Hammy Lane, Shoreham-by-Sea, BN43

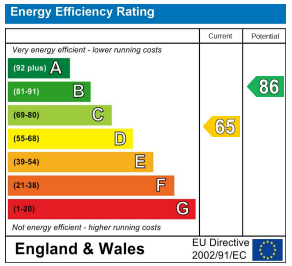
Approximate Area = 930 sq ft / 86.4 sq m
Garage = 133 sq ft / 12.4 sq m
Total = 1063 sq ft / 98.8 sq m
For identification only - Not to scale

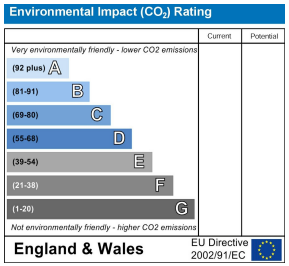


Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 751205







Disclaimer

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
* All measurements are approximate

10 High Street, Shoreham-by-Sea, West Sussex, BN43 5DA | Tel: 01273 461144 | Email: info@warwickbaker.co.uk | Web: www.warwickbaker.co.uk