



Hammy Lane, Shoreham-By-Sea

Offers In Excess Of
£400,000
Freehold

- Detached Bungalow
- Two Reception Rooms
- Bathroom & Separate WC
- No Onward Chain
- Council Tax Band: D
- Two Double Bedrooms
- Fitted Kitchen
- West Facing Rear Garden
- EPC: TBC

We are delighted to welcome to the market for the first time since 1955, this spacious DETACHED BUNGALOW located in ever popular Shoreham By Sea. The Town centre offers a fine array of independent shops, cafe's and restaurants and Shoreham mainline railway station provides easy access to Brighton & London. The accommodation briefly comprises: Entrance hall, living room, separate dining room, kitchen, two double bedrooms, bathroom and separate WC. Outside, there are attractive front & rear gardens and parking. VIEWING ESSENTIAL!!

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Accommodation

Entrance Hall

Loft access, radiator, two storage cupboards.

Lounge 16' x 10'10" (4.88m x 3.30m)

Leaded double glazed window to front, feature fireplace, TV aerial point, radiator.

Dining Room 12' x 10'3" (3.66m x 3.12m)

Double glazed windows to side, breakfast bar, radiator.

Kitchen 10'6" x 7'6" (3.20m x 2.29m)

Double glazed windows and patio door to rear. Range of fitted wall and base level units, worksurfaces, stainless steel single drainer sink unit, electric oven and hob, tiled splashbacks, wall mounted combination boiler, radiator.

Bedroom 19'8" x 9' narrowing to 7'3" (5.99m x 2.74m narrowing to 2.21m)

Double glazed patio door to rear, two built in cupboards, radiator.

Bedroom 11'10" x 10'5" (3.61m x 3.18m)

Leaded double glazed window to front, radiator.

Bathroom

Double glazed window to rear. Fitted suite comprising: Panel enclosed bath, wash hand basin, shower enclosure, part tiled walls, radiator & wall mounted electric heater.

Separate WC

Close coupled WC, wash hand basin, tiled splashbacks, extractor fan.

Outside

West Facing Rear Garden

Patio, shingle area, various plants, shrubs and trees, wood store, timber shed, fence enclosed with side access via gate.

Front Garden

Attractive front garden, laid to lawn, various plants & shrubs, hedge.



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Floor Plan

Approx. 78.7 sq. metres (847.5 sq. feet)



Total area: approx. 78.7 sq. metres (847.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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