



## Hammy Lane, Shoreham-By-Sea

Guide price £625,000 to £650,000

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# Hammy Lane, Shoreham-By-Sea, BN43 6GL

Guide Price \*\* £625,000 to £650,000 \*\*

Welcome to this stunning four-bedroom semi-detached home, located in Shoreham-By-Sea. This property boasts a spacious 1,425 sq ft of living space, perfect for a any family.

Upon entering, you are greeted by a beautifully refurbished interior that has been finished to a high standard and all lighting is long life LED for energy efficiency. The open-plan ground floor layout creates a seamless flow between the kitchen, dining and living space, making it ideal for entertaining guests or simply relaxing with your loved ones. The property features a bespoke kitchen that is sure to impress any aspiring chef, adding a touch of luxury to the home with a Bora venting hob and Taj Mahal granite surfaces. In this amazing open plan entertainment and living space the interior design has an attractive palette and a beautifully designed indoor garden which brings nature into your home.

The property is arranged over two floors with two newly fitted luxury bathrooms which both include a massage shower.

One of the many highlights of this property is the west-facing rear garden, perfect for enjoying the afternoon sun or hosting summer barbecues. To the front of the property there is off road parking suitable for several vehicles ensures that parking will never be an issue for you or your guests and there is gated access side access to the rear garden.

Don't miss out on the opportunity to own this beautiful home that combines modern living and technology. Contact us today to arrange a viewing and make this property your own slice of paradise in Shoreham-By-Sea.

## Location

This property is situated in a sought after residential part Shoreham, an ideal location with easy access to the fashionable Shoreham High street that has an array of pubs, restaurants and independent shops, as well as the harbour and local beach. Shoreham train station is nearby and transports links are good with regular bus services affording access to the surrounding areas, as well as easy access to the A27. A variety of green spaces are close by, some including playing fields, playgrounds, football pitches and tennis courts. Kingston beach is also just over a mile in distance to the south.

## Garden

31'06 x 24'01 (9.60m x 7.34m)

West facing rear garden landscaped with lawn area, patio and seating areas, a private and peaceful space. Gated side access provide additional space for bike storage and leads to the front of the property.

## Additional Information

EPC rating: C

Internal measurement: 1,425 square feet / 132.4 square meters

Tenure: Freehold

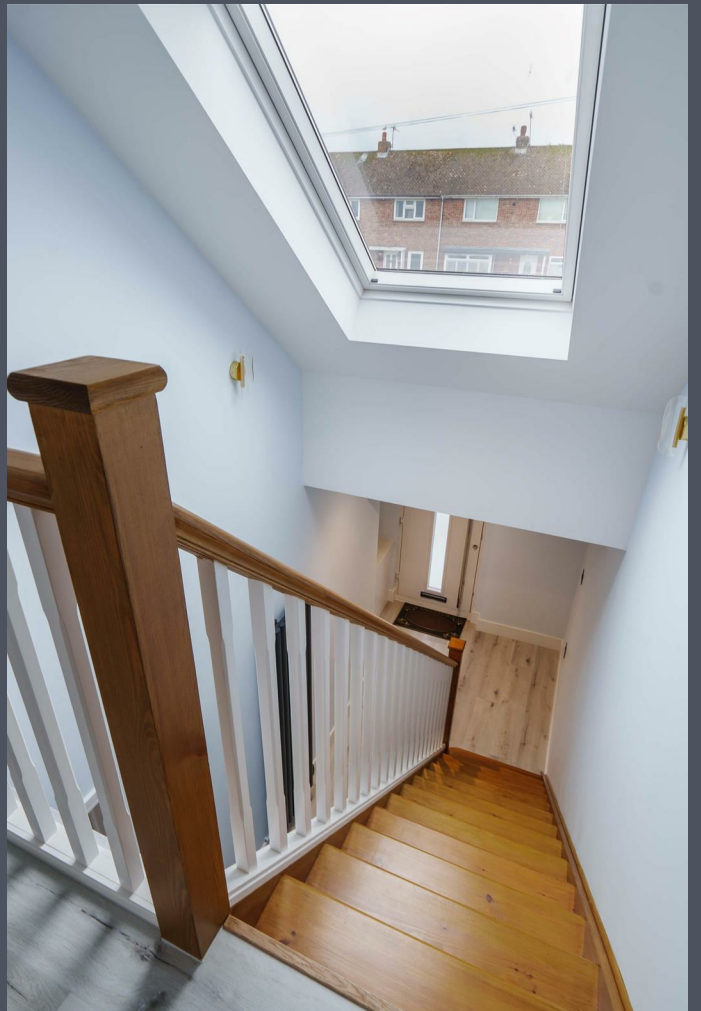
Council tax band: C

Heating: Gas central heating with a new Ideal boiler.

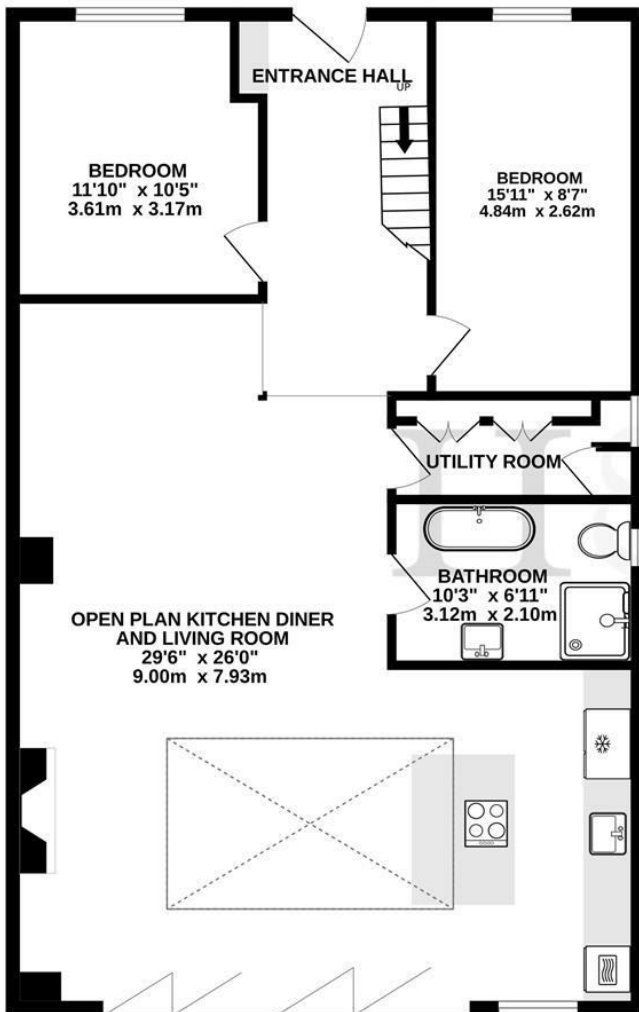
All new kitchen appliances have warranties.

**VERY IMPORTANT NOTES** - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by an prospective purchaser. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

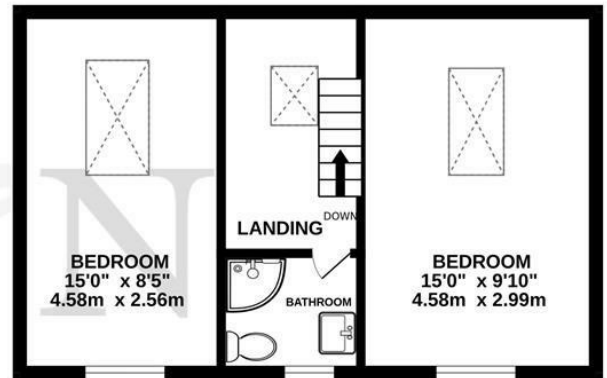




## GROUND FLOOR

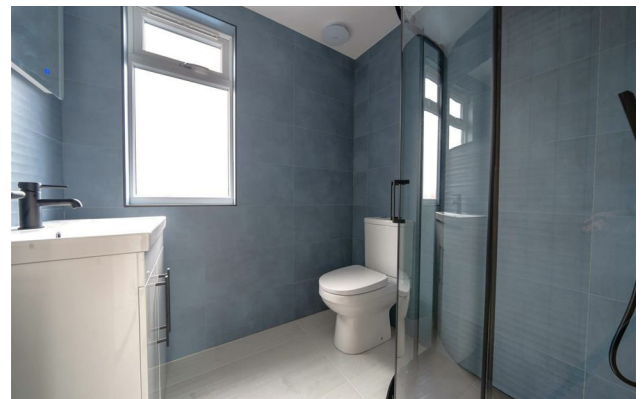


## 1ST FLOOR



**TOTAL FLOOR AREA: 1425 sq.ft. (132.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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