



26 Hammy Way | Shoreham-by-Sea | BN43 6GG

£400,000

Harrison Brant are delighted to offer to the market this impressive three bedroom extended bungalow, enjoying a popular residential location which is close to local amenities, schools and public transport links, this truly is the perfect spot to enjoy your retirement or for a family who are looking for a property they could develop further (Subject to any necessary planning or building permissions,) making an ideal family home. The well presented bungalow offers light and spacious accommodation, comprising of an entrance hall, an extended kitchen/breakfast room, and lounge/dining room which also enjoys direct access out to the property's pleasant rear garden. Three good size bedrooms and a family bathroom with a separate WC. Externally the property enjoys both front and rear gardens, its own driveway to side which leads to a single garage. EPC rating D65

- Extended three bedroom Bungalow
- Popular location
- Close to amenities and public transport links
- Extended lounge/Diner
- Extended kitchen/breakfast room
- Front & rear gardens
- Driveway & garage
- Offered with no onward chain



Property Description

ENTRANCE HALL

Access to loft space, wood effect flooring, two wall light points, radiator, built in storage cupboard.

LOUNGE/DINING ROOM

21' 5" max x 10' 3" max (6.53m x 3.12m) Sliding patio doors to rear garden, feature fireplace, two radiators, wood effect flooring, four wall light points, coving.

KITCHEN/BREAKFAST ROOM

15' 3" max x 13' 9" max (4.65m x 4.19m) Triple aspect with windows to both sides and rear aspect and glazed door to rear garden. A range of wall and floor units and drawers with work top space over, incorporating a one and a half bowl single drainer sink unit with central mixer tap, a 4 burner gas hob with cooker hood above, space for fitted electric oven, integrated dish washer and washing machine, tiled splash backs, tiled flooring, fitted seat with storage below, radiator.

BEDROOM 1

13' 2" approx x 10' 2" approx (4.01m x 3.1m) Oriel bay window to front aspect, radiator.

BEDROOM 2

8' 9" approx x 7' 7" approx (2.67m x 2.31m) Window to side aspect, radiator.

BEDROOM 3

9' 03" approx x 7' 6" approx (2.82m x 2.29m) Dual aspect with windows to both front and side aspects, radiator.

BATHROOM

Window to side aspect, panel enclosed bath with central mixer taps and fitted shower and screen, pedestal wash hand basin with central mixer tap, heated towel rail, tiled splash backs and flooring.

SEPERATE WC

Window to side aspect, low level flush WC, tiled flooring, radiator.

OUTSIDE

TO THE FRONT

Mainly laid to lawn with flower & shrub borders, gated side access.

OWN DRIVEWAY TO SIDE

Providing off street parking and leading to detached garage.

GARAGE

Up & Over door, window to side.

TO THE REAR

Paved patio area with paved pathways leading to lawn area with shrub borders.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

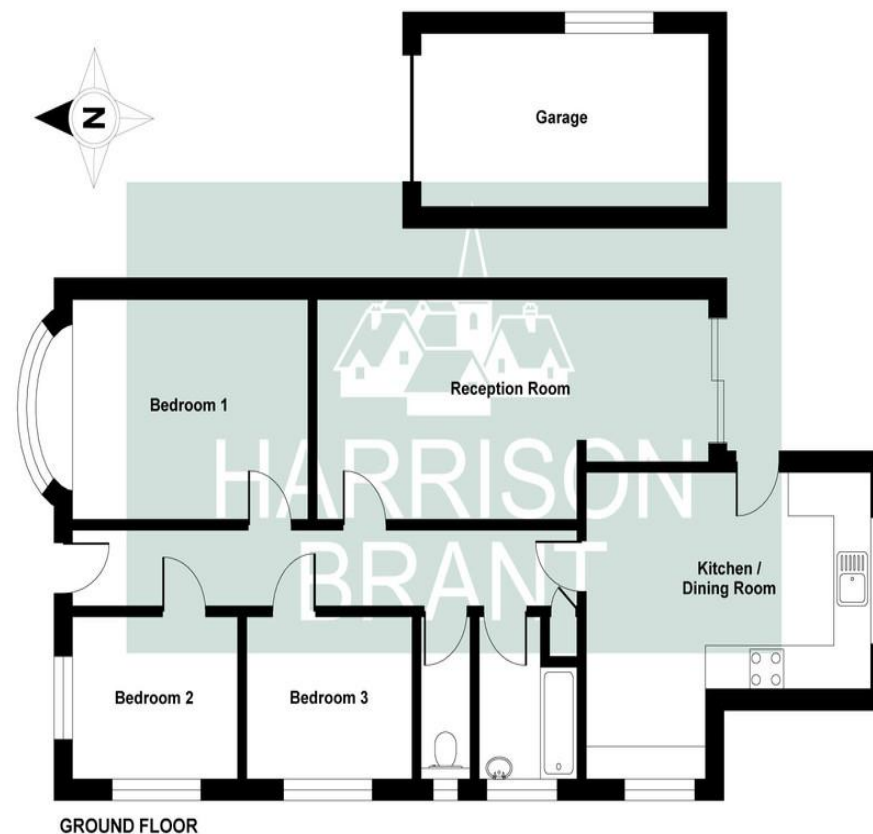
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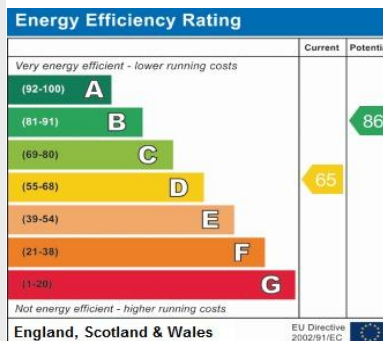
Hammy Way, Shoreham-by-Sea, BN43

APPROX. GROSS INTERNAL FLOOR AREA 992 SQ FT 92.2 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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N.B. Although this property may have the facility of heating and other appliances these were not tested at the time of our inspection.
Items shown in the photographs are not necessarily included in the sale.
VIEWING STRICTLY BY APPOINTMENT THROUGH HARRISON BRANT
VALUATIONS: If you have a property to sell in our area, please ask for a free market valuation.

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