



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

**WB**  
WARWICK BAKER  
ESTATE AGENT

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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

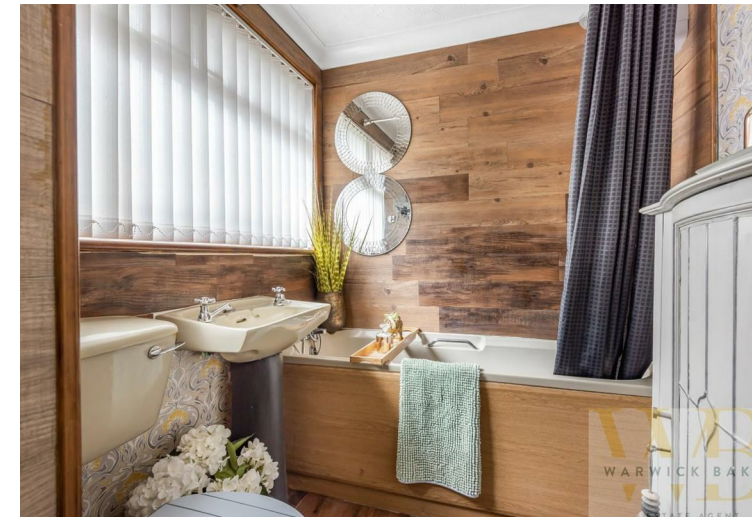
Laid to lawn with flower and shrub borders.

### REAR GARDEN

Area of lawn, area of patio.

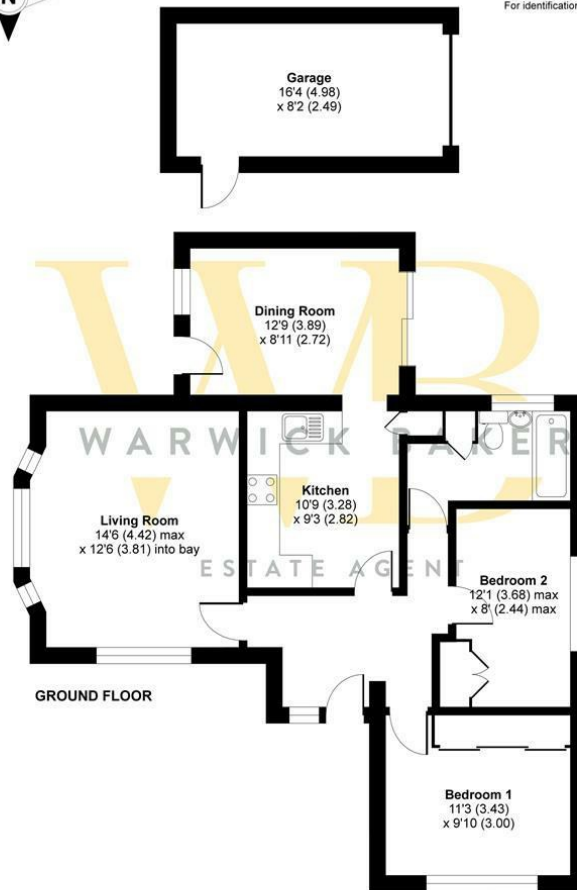
### GARAGE

Metal up and over door.

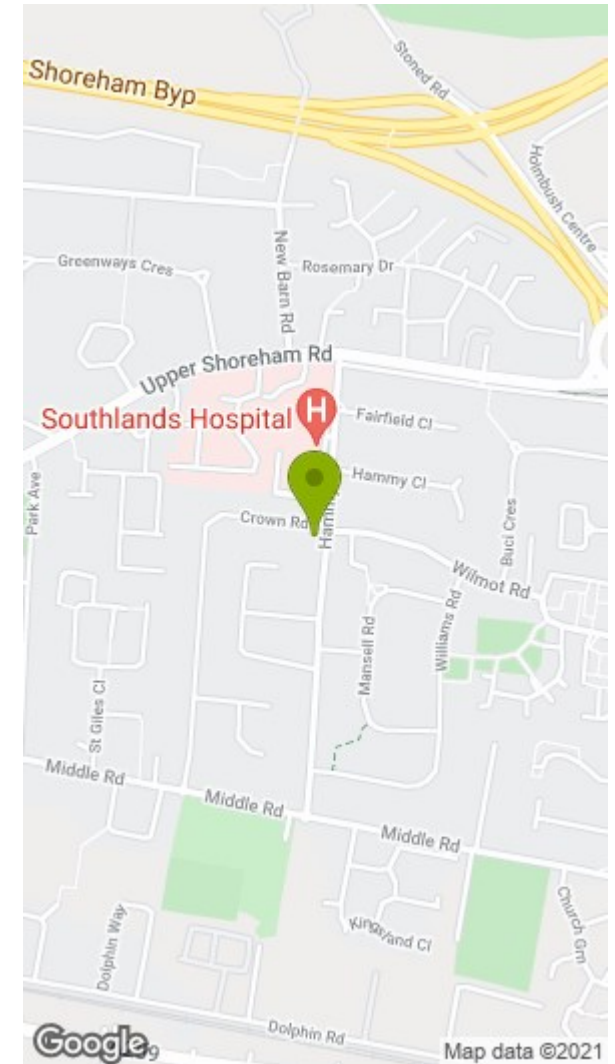


# Hammy Lane, Shoreham-by-Sea, BN43

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



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 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

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