



**Hammy Way, Shoreham by Sea, West Sussex, BN43 6GH**

Offers Over £600,000

# Hammy Way, Shoreham by Sea, West Sussex, BN43 6GH

## The Property & Area

Welcome to Hammy Way, a charming cul-de-sac location where this extended 4 bedroom chalet bungalow awaits its new owners. Situated in the sought-after area of Shoreham-By-Sea, this property offers a range of key features that make it the ideal family home.

Step inside and be immediately impressed by the lovely galleried entrance hallway, creating a warm and welcoming atmosphere. The modern decor throughout the house provides a fresh and contemporary feel, allowing you to move right in without the need for any renovations.

One of the standout features of this property is the large open plan living kitchen dining area that leads out to the rear garden. Perfect for entertaining guests or spending quality time with your family, this spacious room provides ample space for both relaxing and culinary adventures. The kitchen is equipped with modern appliances, making meal preparation a breeze. The dining area seamlessly flows into the living space, creating a versatile and inviting area for all to enjoy.

This home boasts four generous bedrooms, providing ample space for a growing family or accommodating guests. There are 2 bedrooms and a shower room on the ground floor. The additional 2 bedrooms share a well-appointed family bathroom on the first floor, ensuring that everyone's needs are catered to.

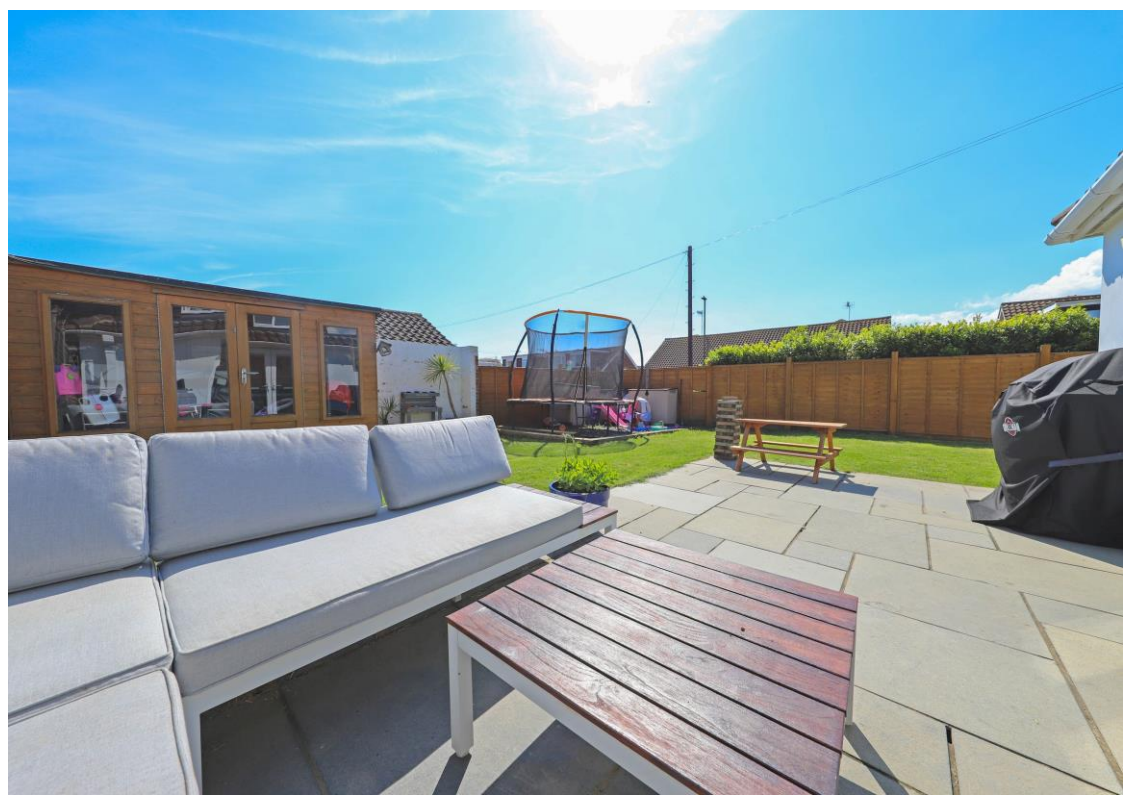
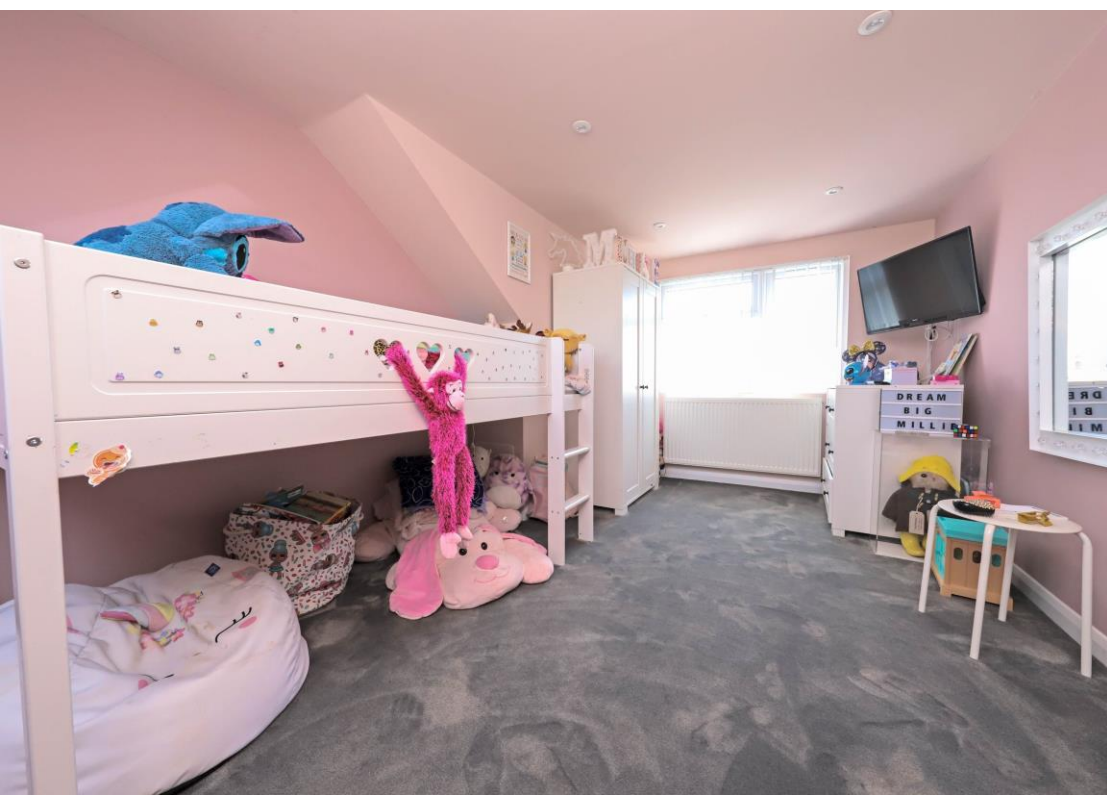
The property benefits from private off-street parking for several cars, guaranteeing convenience for all residents. The gardens surrounding the property exude tranquillity, with the rear garden facing south and offering the perfect spot for sun-soaked relaxation on the large patio and children can play on the well maintained lawn.

With its prime location, this bungalow is less than a mile away from Holmbush Shopping Centre, providing easy access to a range of amenities, including shops, restaurants, and leisure facilities. The area is also home to great primary and secondary schools, ensuring that education for your little ones is just a short distance away.

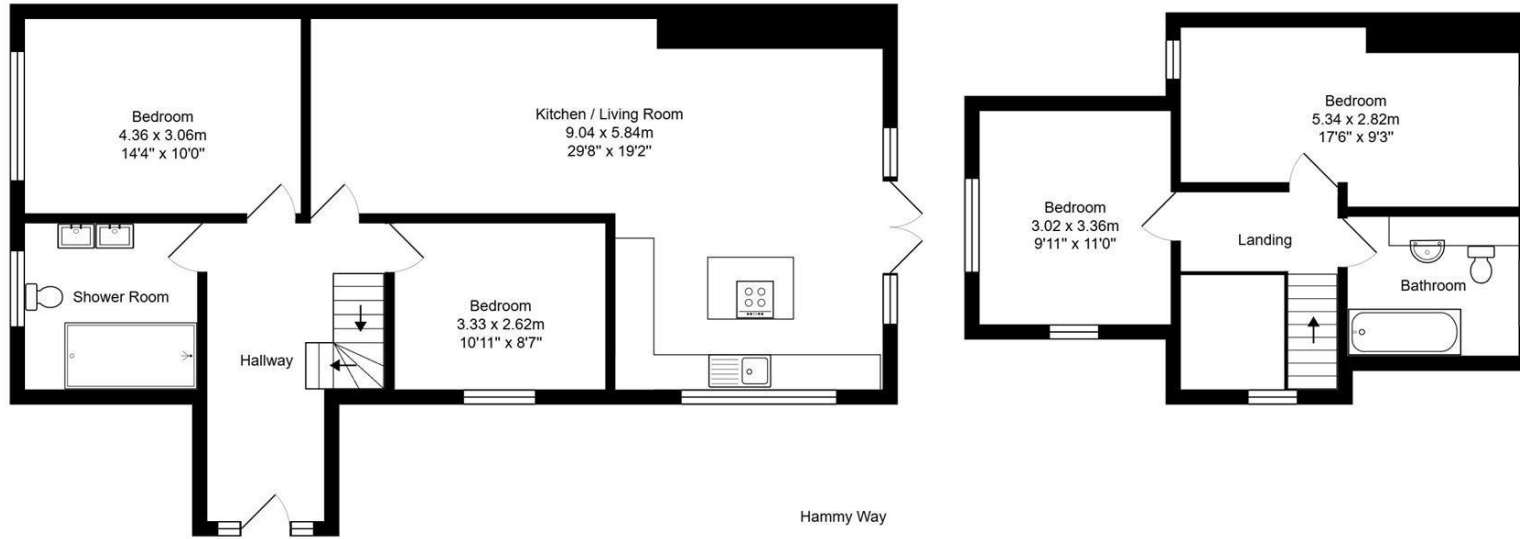
Don't miss out on the opportunity to make this spacious 4 bedroom chalet bungalow your new home in Shoreham-By-Sea. Book a viewing today and witness the charm, comfort, and convenience offered by this delightful property.

Contact us today to arrange a viewing! 01273 661577  
[shoreham@oakleyproperty.com](mailto:shoreham@oakleyproperty.com)





# Floorplan



Hammy Way

Total Area: 122.5 m<sup>2</sup> ... 1319 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



## Oakley

Your Sussex Property Expert

Shoreham Property Hub  
 01273 661 577  
 6 Brunswick Road, Shoreham BN43 5WB  
[www.oakleyproperty.com](http://www.oakleyproperty.com)  
[shoreham@oakleyproperty.com](mailto:shoreham@oakleyproperty.com)

We also have offices in:  
 Lewes  
 Brighton & Hove



Property Video

Get in touch to book a viewing or valuation of your own property



### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Agents Notes

Tenure - Freehold  
 Council Tax: C



**Please note:**

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.