



Ham Road, Shoreham by Sea, West Sussex, BN43 6PA
Guide Price £375,000

Ham Road, Shoreham by Sea, West Sussex, BN43 6PA

The Property & Area

Nestled in the heart of Shoreham, this charming two-bedroom cottage on Ham Road presents an exceptional opportunity for those seeking a blend of town centre convenience and characterful living, this delightful property is an ideal purchase for first-time buyers, small families, or for anyone looking for a peaceful retreat with excellent access to local amenities.

Upon entering, you are greeted by a separate entrance hallway, a practical and inviting space that sets this cottage apart, providing a clear transition into the main living areas. The ground floor seamlessly flows into a generous open-plan lounge diner with ample space for relaxing or entertaining. The focal point of this room is a charming wood burner, promising cosy evenings during the cooler months and adding a touch of rustic elegance to the contemporary layout. This versatile area offers ample space for comfortable seating and a dining table, making it perfect for family meals or hosting friends.

Adjacent to the living area, the well-fitted kitchen is both practical and stylish, boasting ample storage and worktop space. A key benefit of this kitchen is its direct access to the rear garden, allowing for effortless indoor-outdoor living and making al fresco dining a true pleasure during warmer weather.

On the first floor, you will find two generously proportioned double bedrooms, each offering a peaceful sanctuary for rest and relaxation. These rooms are bathed in natural light, creating bright and airy spaces that can easily accommodate double beds and additional furniture, providing comfortable living for residents. The first-floor bathroom is conveniently located, serving both bedrooms and featuring contemporary fittings, ensuring a comfortable and functional space for daily routines. There is also easy access via a loft ladder to the boarded roof space which also has mains lighting.

Beyond the interior, the property benefits from its desirable town centre location in West Sussex. Ham Road offers the perfect balance of a convenient residential setting with the vibrancy of town life just a stone's throw away. Residents will appreciate the immediate proximity to a wide array of local amenities, including independent shops, charming cafes, reputable restaurants, and essential services. Excellent transport links are readily accessible, making commuting straightforward, whether by road or public transport. The area boasts various green spaces including the lovely Buckingham Park, perfect for leisurely strolls or outdoor activities.

This characterful cottage is well-maintained and beautifully presented throughout, offering a 'ready to move into' experience. Its unique selling points, such as the separate entrance hallway and the inviting wood burner, truly make it stand out. The private patio rear garden provides a secluded outdoor space for relaxation, a valuable asset for a town centre property.

This charming two-bedroom house is a superb opportunity to acquire a delightful home in a sought-after West Sussex location. Its blend of traditional charm and modern convenience, coupled with its excellent condition and desirable features, makes it an incredibly appealing prospect. Viewing is highly recommended to fully appreciate the warmth, character, and lifestyle benefits this property offers.

If you would like more information or would like to arrange to view please contact us at the Shoreham office on 01273 661 577

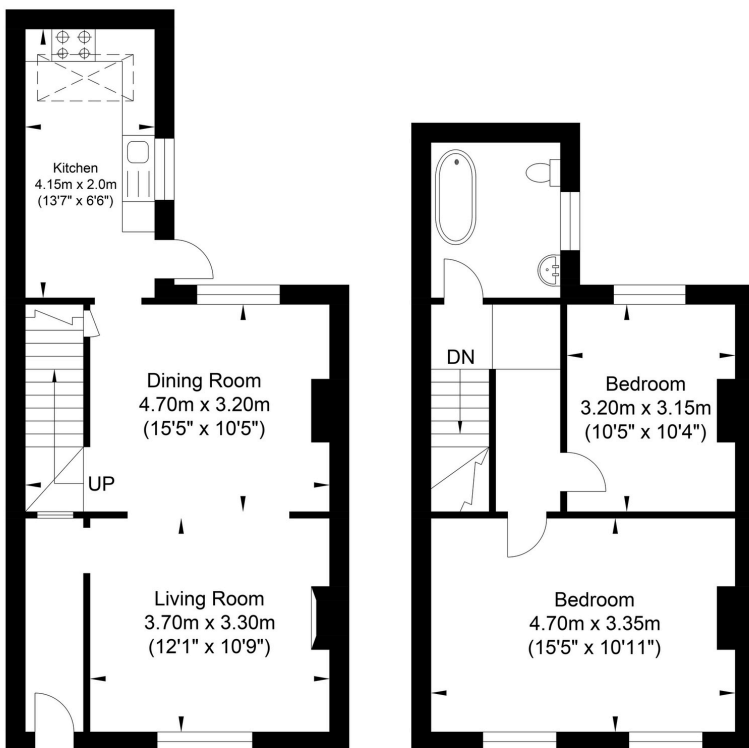
Material Information

Tenure - Freehold
Council Tax Band - C
EPC Rating - F



Floorplan

Ham Road, Shoreham-by-Sea



Ground Floor
 Approximate Floor Area
 425.38 sq ft
 (39.52 sq m)

First Floor
 Approximate Floor Area
 387.71 sq ft
 (36.02 sq m)

Approximate Gross Internal Area = 75.54 sq m / 813.10 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



Oakley

Your Sussex Property Expert

Shoreham Property Hub
 01273 661 577
 6 Brunswick Road, Shoreham BN43 5WB
www.oakleyproperty.com
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		
69-80	C		79 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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.