



Price
£850,000

Freehold

6x  4x  2x 

**Hamfield Avenue,
Shoreham-By-Sea, BN43**

OVER 60?

Secure this property
for up to **59% less!**

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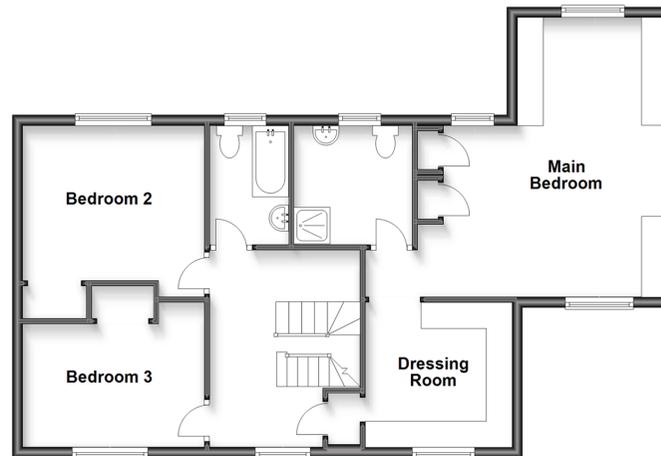
Ground Floor

Approx. 111.6 sq. metres (1201.3 sq. feet)



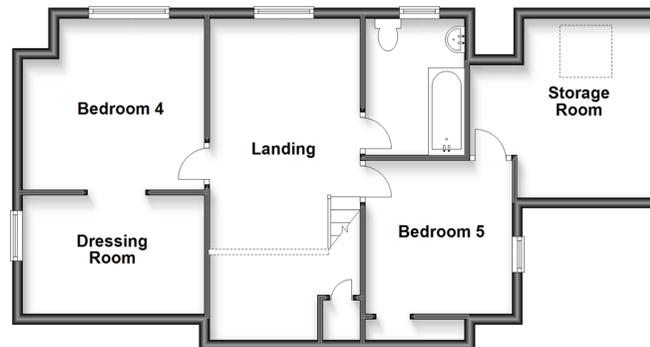
First Floor

Approx. 74.1 sq. metres (798.0 sq. feet)



Second Floor

Approx. 64.0 sq. metres (689.1 sq. feet)



Accommodation

GROUND FLOOR

Porch

Entrance Hall

Lounge / Dining Room: 21'4 (6.51m) x 20'3 (6.18m)
narrowing to 10'9 (3.28m)

Kitchen: 20'8 x 9'2 (6.30m x 2.80m)

Breakfast Area: 10'8 x 7'8 (3.25m x 2.34m)

Utility Room: 10'1 x 8'0 (3.08m x 2.44m)

Cloakroom

Bedroom 6 / Living Room: 21'8 x 10'0 (6.61m x 3.05m)

Kitchen: 9'7 x 7'6 (2.92m x 2.29m)

Bathroom

FIRST FLOOR

Landing

Main Bedroom: 17'7 (5.36m) x 16'5 (5.01m)
narrowing to 9'3 (2.82m)

Dressing Room: 9'6 x 9'3 (2.90m x 2.82m)

En-Suite Shower Room

Bedroom 2: 11'10 x 10'8 (3.61m x 3.25m)

Bedroom 3: 12'0 x 9'4 (3.66m x 2.85m)

Bathroom

SECOND FLOOR

Landing

Bedroom 4: 11'10 x 10'6 (3.61m x 3.20m)

Dressing Room: 12'0 x 7'7 (3.66m x 2.31m)

Bedroom 5: 9'5 x 9'4 (2.87m x 2.85m)

Storage Room: 13'1 x 7'0 (3.99m x 2.14m)

Bathroom

OUTSIDE

Garage & Off Road Parking

Front & Rear Garden



Main features

- Large lounge / dining room with feature fireplace
- Set over three floors with versatile living
- Quaint, low maintenance rear garden
- Fantastic, separate annex within the home, including its own front door & living room
- Great location close to local amenities
- Fantastic schools and easy access to A27



Nearest Schools

Primary Schools: Buckingham Park Primary 0.0 miles, St Nicolas & St Mary's CE(Aided) Primary 0.2 miles, St Peter's Catholic Primary, Shoreham-by-Sea 0.2 miles

Secondary Schools: Shoreham Academy 1.0 miles,



Transport Information

Train Stations: Shoreham-by-Sea 0.3 miles, Southwick 1.5 miles, Fishersgate 2.1 miles



Address

Hamfield Avenue, Shoreham-By-Sea, BN43



Directions

For directions to this property please contact us.



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Call Patcham Branch 01273 541934 ■ cubittandwest.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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