



Asking Price
£550,000
Freehold

Ormonde Way, Shoreham-By-Sea

- Four Bedroom Town House
- Beautifully Presented To High Standard
- Moments Walk From Shoreham High Street & Shoreham Beach
- Spacious Lounge With Dual Aspect Window
- Council Tax Band - D
- Stunning Views Over The River Adur
- Off Road Parking & Integral Garage Throughout
- Close To Great Transport Links
- Landscaped Rear Garden
- EPC Rating - TBC

We are delighted to offer to the market this absolutely stunning FOUR BEDROOM TOWN HOUSE, situated on the edge of The River Adur, offering beautiful views and easy access to popular and lively Shoreham Town Centre. This wonderful home briefly comprises; off road parking, integral garage, modern marble fitted kitchen diner with access to the landscaped rear garden, spacious and light lounge with engineered oak flooring and access to a roof terrace, cloakroom, master bedroom, family bathroom with large walk in shower and three further bedrooms split across the two upper floors. Location of this home could not be more perfect in our opinion, situated within a moments walk to Shoreham High Street, Shoreham beach and the popular River walking routes and offering easy access to both public transport and the A259. Call now to book your viewing.

T: 01903 331737 E: lancing@robertluff.co.uk
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Accommodation

Front Door

leading to hallway, stairs down to :

Garage

Integral garage, up and over door, door to garden, power and light

Storage Cupboard

Ground Floor

W/C

Low level flush, wash hand basin, wood laminate flooring, double glazed window

Kitchen 10'4" x 13'6" (3.17 x 4.13)

Laminate flooring, modern fitted kitchen with range of eye and base level cupboards with corian work tops with moulded acrylic sink and stainless steel tap over, built in electric oven with induction hob over and extractor, glass splash back, integrated dishwasher, space for fridge freezer, patio doors to garden via raised decking with retractable awning

Lounge 12'5" x 17'1" (3.79 x 5.23)

Engineered oak flooring, gas fire, radiator, full length double glazed windows to front, step up to:

Study Area 11'9" x 6'3" (3.59 x 1.92)

Engineered oak flooring, radiator, patio doors to Juliette balcony

Second Floor

Bedroom One 13'8" x 10'4" (4.18 x 3.17)

Carpet, built in wardrobe, radiator, double glazed window

Shower Room 5'0" x 10'3" (1.54 x 3.14)

Tiled floor, low level flush w/c, built in storage under, wash hand basin, heated towel rail, double glazed window

Bedroom 9'10" x 12'5" (3.02 x 3.79)

Carpet, built in wardrobe, radiator, double glazed window

Bedroom 6'10" x 12'5" (2.10 x 3.80)

Carpet, double glazed window, radiator

Third Floor

Bedroom 3.10 x 2.31 (0.91m.3.05m x 0.61m.9.45m)

carpet, eaves storage

Landing

Eaves Storage, Velux window, carpet

Outside

Off Road Parking

Laid to patio, dropped kerb, leading to garage with plumbing for washing machine.

Rear Garden

Landscaped with decking, remote controlled awning, raised flower beds with mature plants and shrubs



3-7 South Street, Lancing, West Sussex, BN15 8AE

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Floorplan



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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