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## Description

Robert Luff & Co are excited to present this spacious and very well presented end of terrace Townhouse, enviably located backing onto the River Adur on ever popular Shoreham Beach. Shoreham town centre with its fine array of independent shops, cafe's, bars and restaurants is within a short walk and the beach is just a few hundred yards away. The generous accommodation comprises: Entrance porch, entrance hall, shower room/WC, modern fitted kitchen with integrated appliances and patio doors opening onto the garden, triple aspect living room with South/Westerly aspect balcony, primary bedroom with built in furniture, family bathroom with underfloor heating and three further bedrooms. Outside, there is an attractive, low maintenance rear garden, driveway with ample off street parking and EV charging point leading to the internal garage. Many similar properties in the road have converted the garage into both living space ie kitchen diner or self contained holiday rentals. The property benefits from a new (December 2024) combination boiler and superb river views from the rear. VIEWING ESSENTIAL!!



## Key Features

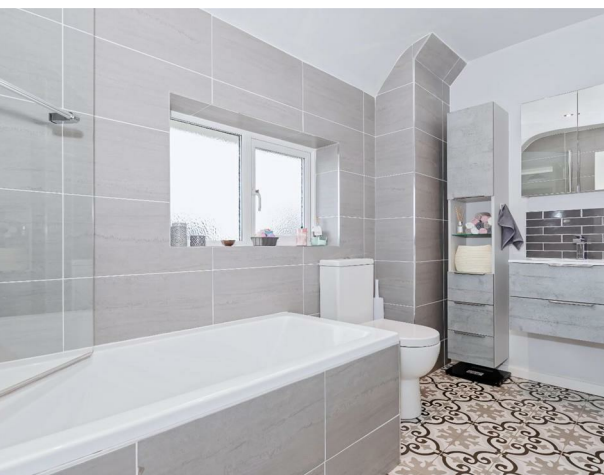
- End Of Terrace Town House
- Contemporary Bathroom & Shower Room
- Triple Aspect Lounge/Dining Room With Balcony
- Ample Off Street Parking & EV Point
- Vendor Suited With Complete Chain
- Four Bedrooms
- Modern Kitchen
- Fantastic River Views
- Good Size Garage Which Could Be Converted To Living Space
- Council Tax Band: D



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### **Enclosed Entrance Porch**

Double glazed windows & door.

### **Entrance Hallway**

Double glazed front door.  
Radiator. Laminate flooring. Dado rail. Storage cupboard.

### **Shower Room**

Double glazed window to front.  
Contemporary suite comprising:  
Shower enclosure, vanity combi unit with WC, wash hand basin & mixer tap, ladder radiator, laminate floor.

### **Kitchen**

**4.11m x 3.15m (13'6" x 10'4")**  
Double glazed patio door to rear.  
Contemporary fitted kitchen comprising: Range of fitted high gloss wall & base level units, work-surfaces incorporating two bowl sink unit with mixer tap, induction hob with extractor hood over, double oven, metro-tile splash backs, cupboard housing combi boiler, integrated dishwasher & washing machine, laminate flooring, space for fridge/freezer, double glazed window to side, radiator.

### **Half Landing**

### **Lounge**

**5.64m x 3.81m (18'6" x 12'6")**  
Triple aspect. Double glazed windows to rear & side, double glazed patio door to front onto balcony/terrace, two radiators, downlighters.

### **Half Landing**

### **Bedroom**

**4.17m x 3.15m (13'8" x 10'4")**  
Double glazed window to rear with views over the River Adur to Shoreham town centre beyond, fitted wardrobes and dressing table, coving, TV aerial point, radiator.

### **Bathroom**

Double glazed frosted window to front, downlighters. Fitted suite comprising: Tile enclosed bath with mixer tap, close coupled WC, vanity unit with inset wash hand basin and drawers under, fully tiled walls, ladder radiator, tiled floor with underfloor heating.

### **Landing**

### **Bedroom**

**3.81m x 2.06m (12'6" x 6'9")**  
Double glazed window to front, laminate flooring, radiator.

### **Bedroom**

**3.81m x 3.07m (12'6" x 10'1")**  
Double glazed window to rear with views over the River Adur to Shoreham town centre beyond, coving, built in furniture, desk & storage, laminate flooring, radiator.

### **Top Floor Landing**

Hanging rail.



### Bedroom

**3.10m x 2.06m (10'2" x 6'9")**

Double glazed Velux window to rear with views over the River Adur, further Velux window to front, downlighters, large store cupboard into loft, laminate flooring, radiator.

### Rear Garden

Composite decking with steps down to lower deck seating area, artificial grass, raised railway sleeper flower beds with various plants, shrubs & trees, wall & fence enclosed, outside tap, covered side access/storage shed.

### Outside

#### Parking

Ample off street parking with EV point.

#### Garage

**5.33m x 3.58m (17'6" x 11'9")**

Power, light, up & over door, double glazed window and door to rear.



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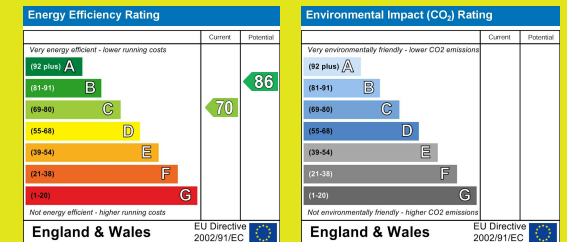


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## Floor Plan Ormonde Way



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