



3



1



1



Description

Robert Luff & Co are delighted to present this spacious townhouse, ideally located in a small residential crescent on ever popular Shoreham Beach. The beach itself is within a few hundred yards and Shoreham town centre is just a short walk away. The generous accommodation comprises: Entrance hall, ground floor bedroom/office, garage, first floor, living room with views of South Downs to front, dining room, fitted kitchen, second floor landing, two double bedrooms and bathroom. Outside, there is an attractive, beach themed South facing rear garden, front garden and private driveway. VIEWING ESSENTIAL!!



Key Features

- Shoreham Beach
- Lounge/Dining Room
- Three Bedrooms
- Off Street Parking
- EPC:
- Three Storey Townhouse
- Fitted Kitchen
- South Facing Beach Themed Garden
- Gas Central Heating & Double Glazing
- Council Tax Band: C



robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Robert
Luff & Co



Entrance Hall

Double glazed front door, double glazed windows to front & side, tiled floor, radiator, under-stairs cupboard, downlighters.

Internal Garage

5.13m x 2.26m (16'10" x 7'5")
Double doors to front. Power, light, space and plumbing for washing machine, wall mounted combination boiler, double glazed door to rear.

Bedroom

2.87m x 2.29m (9'5" x 7'6")
Double glazed windows, fuse box, laminate flooring, radiator.

First Floor

Lounge/Dining Room

7.01m x 4.65m narrowing to 3.61m (23' x 15'3" narrowing to 11'10")
Double glazed windows to front & rear, coving, downlighters, laminate flooring, TV aerial point, radiator.

Kitchen

3.30m x 2.08m (10'10" x 6'10")
Double glazed window to rear.
Fitted kitchen comprising: Range of fitted wall & base level units, fitted roll edged worksurfaces incorporating single drainer one and a half bowl sink unit with mixer tap, space and plumbing for dishwasher, integrated electric oven, gas hob and extractor hood, space for appliances, tiled splash-backs, downlighters.

Second Floor Landing

Loft access, coving, downlighters, cupboard with slatted shelving.

Bedroom One

3.66m x 3.58m (12' x 11'9")
Double glazed window to front, coving, storage cupboard with slatted shelving, laminate flooring, radiator.

Bedroom Two

3.30m x 2.62m (10'10" x 8'7")
Double glazed window to rear, coving, radiator.

Bathroom

Double glazed window to rear. Shower enclosure with wall mounted shower, pedestal wash hand basin, close coupled WC, coving, downlighters, tiled splash-backs, ladder radiator, wall mounted electric heater.

Outside

South Facing Rear Garden

Beach themed. Fence enclosed, patio, rockery, shingle areas & trees.

Front Garden

Feature front garden with driftwood, shingle & sleepers.

Parking

In front of garage.



Floor Plan Ormonde Way



Total area: approx. 91.4 sq. metres (984.0 sq. feet)



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

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

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

robertluff.co.uk

3-7 South Street, Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Robert
Luff & Co