







2 Orchard Close | | Shoreham-By-Sea | BN43 5UT

Offers In Excess Of £450,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS SEMI-DETACHED PROPERTY IN ORCHARD CLOSE, SHOREHAM BY SEA.

LOCATED CLOSE TO THE TOWN CENTRE, RIVER AND MAINLINE RAILWAY STATION, THIS IMMACULATELY PRESENTED PROPERTY BOASTS A $15^{\circ}10 \times 10^{\circ}7$ WESTERLY ASPECT LIVING ROOM, OPENING TO A $15^{\circ} \times 20^{\circ}8$ MODERN KITCHEN BREAKFAST ROOM, PATIO DOORS OUT ONTO THE REAR GARDENS ON THE GROUND FLOOR, WITH POLISHED PARQUET FLOORING THROUGHOUT. UPSTAIRS THERE ARE THREE BEDROOMS AND A NEWLY FITTED MODERN CONTEMPORARY SHOWER ROOM.

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- IMMACULATELY PRESENTED

- 15'10 WESTERLY ASPECT LIVING ROOM
- CONTEMPORARY SHOWER ROOM
- CALL NOW TO VIEW 01273 461144
- POLISHED PARQUET FLOORING
- WALKING DISTANCE TO TOWN
- 15' MODERN KITCHEN / DINING ROOM
- DRIVEWAY & GARAGE









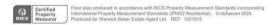


Orchard Close, Shoreham-by-Sea, BN43



Approximate Area = 806 sq ft / 74.8 sq m (excludes lean to)
Garage = 132 sq ft / 12.2 sq m
Total = 938 sq ft / 87.1 sq m
For identification only - Not to scale.





Disclaimer

- * These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
- * All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- * All measurements are approximate

