



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



ESTATE AGENT



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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 15'10 X 10'7 WESTERLY ASPECT LIVING ROOM, OPENING TO A 15' X 9'8 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



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © nichewcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1201515



## 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

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