

PEAR PROPERTIES

Ormonde Way, Shoreham-By-Sea

Shoreham-By-Sea

Offers Over £475,000



Ormonde Way

Shoreham-By-Sea

Spacious 4/5 bed townhouse over three floors with open plan kitchen, modern bathrooms, off-road parking, south westerly garden, and views of the South Downs, near Shoreham Beach town centre.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Four / Five Bedroom House
- Beautifully Presented Throughout
- Open Plan Kitchen / Dining Room
- Modern Bathroom & Separate Shower Room
- Versatile Accommodation
- Views of The Iconic South Downs
- Off Road Parking
- 5 Minute Walk From the Shoreham Beach Town Centre
- Please Take A Look At Our Virtual Tour







Living Room
11' 8" x 10' 11" (3.55m x 3.33m)
A spacious and bright living room with floor to ceiling window, feature fireplace and door leading to further flight of stairs.

Open Plan Kitchen / Dining Room
10' 11" x 15' 3" (3.33m x 4.64m)
Open plan kitchen / dining room. Modern kitchen comprising a range grey handless units and drawers, marble effect worktops, integrated oven/hob and space for further appliances.

Bedroom 1
14' 2" x 7' 6" (4.33m x 2.28m)
A double bedroom locate on the ground floor with double doors leading directly to the garden. This room could also be utilised as a third reception room/snug/office etc.

Bedroom 2
11' 8" x 9' 0" (3.55m x 2.75m)
A good size double bedroom located on the second floor.

Bedroom 3
10' 9" x 8' 6" (3.28m x 2.59m)
Good sized third bedroom also located on the second floor

Bedroom 4
12' 2" x 10' 5" (3.71m x 3.18m)
A bright and spacious bedroom located on the top floor with eaves storage cupboards.

Office/Bedroom 5
9' 4" x 7' 5" (2.85m x 2.25m)
Located on the ground floor, this room is currently used as an office but could be a fifth bedroom or a further reception room. Double doors leading directly to the garden.

Ground Floor Bathroom
7' 6" x 3' 10" (2.28m x 1.18m)
Located on the ground floor. A fully tiled white suite comprising shower cubicle, WC, pedestal wash hand basin.

Bathroom
7' 3" x 6' 4" (2.20m x 1.93m)
A fully tiled modern white suite comprising bath with shower over, WC, vanity sink unit and chrome heated towel rail.

Garden

29′ 6″ x 19′ 8″ (9m x 6m)

Well presented south westerly garden with a sizeable shed.

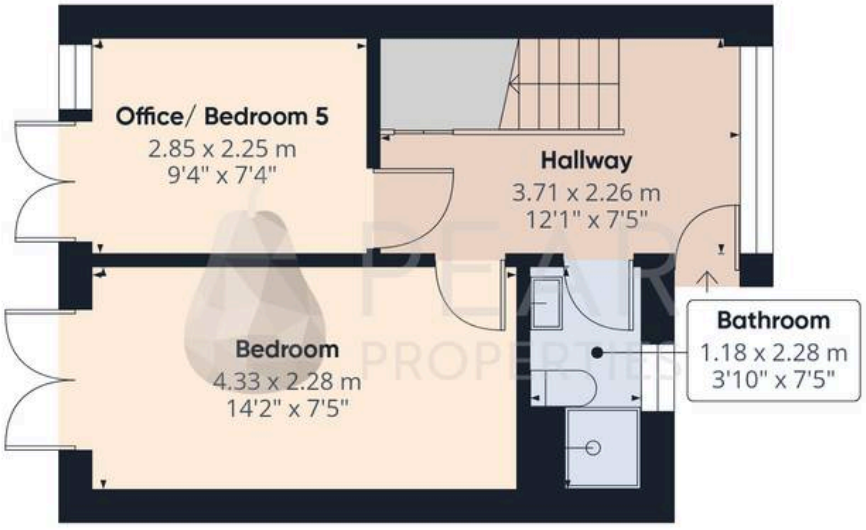
DRIVEWAY

1 Parking Space

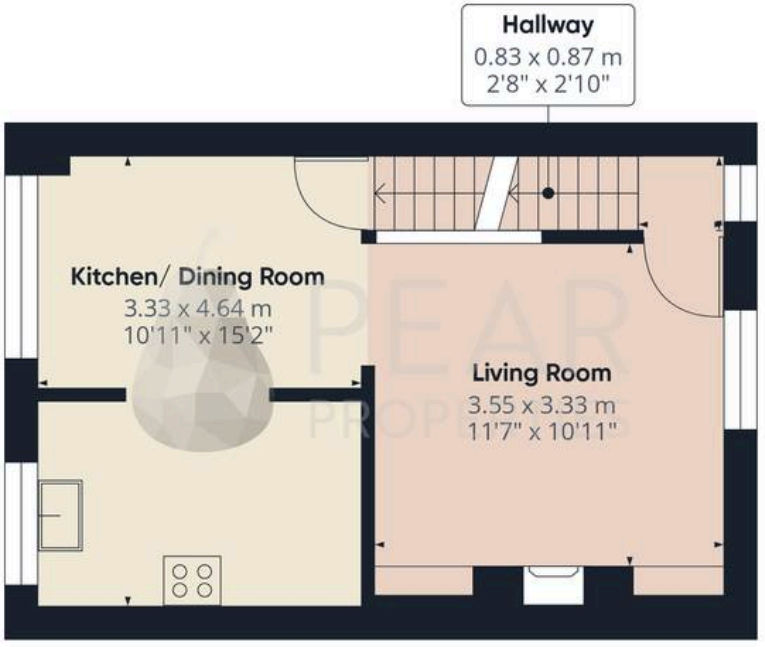




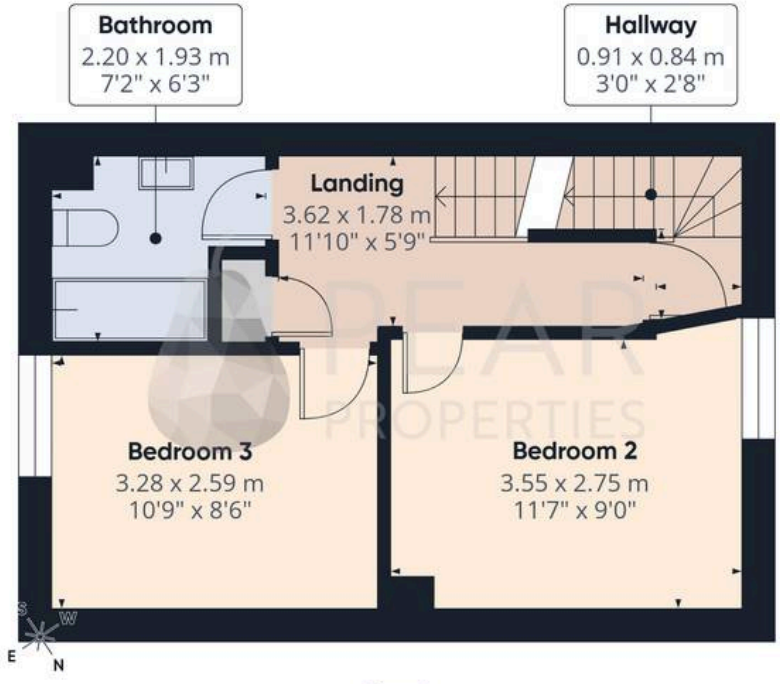




Ground Floor



Floor 1



Floor 2



Floor 3

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Approximate total area(1)

96.6 m²

1041 ft²

Reduced headroom

4.8 m²

51 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Pear Properties

20 Crabtree Lane, Lancing - BN15 9QP

01903 947337 · hello@pearproperties.uk · pearproperties.uk