



## Orchard Close, Shoreham by Sea

Offers Over **£400,000**



**Property Type:** End of Terrace House

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** C

- Garage In Nearby Compound
- Cul-De-Sac Location
- No Ongoing Chain
- Lounge/Diner
- Kitchen/Breakfast Room
- Storm Porch
- South Facing Rear Garden
- Good School Catchment Area
- Close To Walks Along River Adur

We are delighted to offer for sale this end of terrace house situated in this quiet residential location being set back from the road.

Conveniently situated in a quiet location in popular Old Shoreham. The Town Centre, with its comprehensive shopping facilities, health centre, library and mainline railway station, is within easy reach, whilst pleasant walks and rides are easily accessible over the South Downs and along the River Adur. Shoreham Beach can be found within 1 mile to the South.





Pvcu double glazed door through to:-

**STORM PORCH** Comprising obscure glass pvcu double glazed window, pvcu double glazed front door through to:-

**ENTRANCE HALL** Comprising Parquet flooring, radiator with attractive wood surround, coving, door to:-

**OPEN PLAN SPACIOUS LOUNGE** North/East aspect. Comprising pvcu double glazed window with fitted blinds, radiator, Parquet flooring, coving, dado rail, feature fireplace having an inset coal effect fire, two wall mounted lights, door doors through to:-

**OPEN PLAN KITCHEN/DINING ROOM** South/West aspect. Comprising pvcu double glazed window, pvcu double glazed slide door leading out onto South/West facing rear garden, solid oak worksurfaces with cupboards below and matching eye level cupboards, inset single drainer sink unit with mixer tap, four ring induction hob with extractor fan over, matching integrated oven/cooker, space and provision for appliances include, washing machine, tumble dryer. Part tiled splash backs, dado rail, coving, sunken spotlights, laminate flooring, large walk in under stairs storage cupboard housing wall mounted gas and electric meters.

**FIRST FLOOR LANDING** Comprising loft hatch access, airing cupboard housing wall mounted Vaillant combination boiler with factory lagged hot water tank and cupboard over.

**BEDROOM ONE** North/East aspect. Comprising pvcu double glazed window with fitted blind, radiator, coving, fitted wardrobes with hanging rail and shelving.

**BEDROOM TWO** South/West aspect. Comprising pvcu double glazed window with fitted blind, radiator, range of fitted wardrobe with hanging rail and shelving, coving.

**BEDROOM THREE** North/East aspect. Comprising pvcu double glazed window, fitted work station/desk with cupboards below, built in over stairs storage cupboard with shelving, coving, radiator, single light fitting.

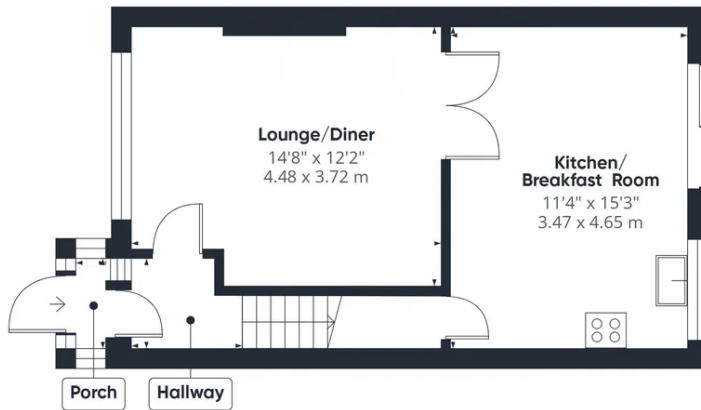
**BATHROOM** South/West aspect. Comprising obscure glass pvcu double glazed window with fitted roller blind, shower cubicle having an integrated shower with shower attachment being fully tiled, hand wash basin with vanity unit below, contemporary low flush wc, fully tiled walls, sunken spotlights, wall mounted heated towel rail, tiled flooring, extractor fan.

**FRONT GARDEN** Paved walkway having laid chipped blue slate, three wall mounted lights, gate to side access, having various shrub and plant borders.

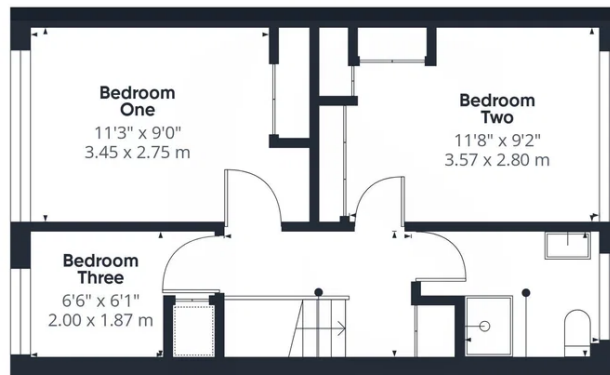
**SUN TRAP SOUTH/WEST FACING REAR GARDEN** Large paved area onto artificial turf having various mature shrub, tree and plant borders. Outside tap, two wall mounted lights, wall mounted motorised awning benefitting from being wall and fence enclosed.

**GARAGE** In nearby compound.





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
777 ft<sup>2</sup>  
72.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		80
(69-80)	<b>C</b>	67	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.