



Ormonde Way | Shoreham-by-Sea | West Sussex | BN43 5YB
Guide Price **£450,000**





We are delighted to offer for sale this fantastic opportunity to acquire this versatile three bedroom town house arranged over 3 floors within a short walk of the foreshore.



Key features:

- A Three Bedroom 3 Storey Town House
- Impressive Open Plan Kitchen / Dining Room
- Two Bathrooms
- Spacious Lounge With Downland Views
- Two Bathrooms
- Ground Floor Shower Room
- Ground Floor Utility Room
- Off Road Parking
- Close To Walks Along The River Adur
- Short Walk To Foreshore

 3 Bedrooms

 2 Bathrooms

 1 Living Room

Conveniently situated on the popular Shoreham Beach area with a small local parade of shops close by. The centre of Shoreham with its more comprehensive shopping facilities, health centre, library and mainline railway station is just over 1/2 mile away. There is a footbridge over the River Adur close to the other local shops in Ferry Road whilst the foreshore is approximately 400/500 yards distant.

Pvcu double glazed front door through to:-

ENTRANCE HALL Comprising obscure glass pvcu double glazed window, slate flooring, sunken spotlights.

OPEN PLAN DOUBLE ASPECT KITCHEN/DINING ROOM 0' 0" x 0' 0" 23' 0" x 12' 1" (7.01m x 3.68m) narrowing to 9'1 (2.77m)

North and South aspect. Comprising pvcu double glazed window with fitted shutter blinds, pvcu double glazed slide door leading out onto South facing rear garden, slate flooring, solid oak work surfaces with cupboards below, high level shelving, inset five ring gas hob with oven below having an contemporary extractor fan over, inset one and a half bowl sink unit with mixer tap, matching integrated dishwasher, space for fridge/freezer, sunken spotlights, seating area with contemporary ceiling mounted light, understairs storage cupboard, wall mounted heating control panel.

UTILITY ROOM Comprising solid oak work surfaces with plumbing for washing machine below, matching eye level cupboards, sunken spotlights, slate flooring, door to:-

GROUND FLOOR SHOWER ROOM North aspect. Comprising obscure glass pvcu double glazed window, walk in shower cubicle having a contemporary wall mounted shower with relaxing integrated body jets and shower attachment, extractor fan, fully tiled walls, slate flooring, contemporary hand wash basin with vanity unit below, wall mounted heated towel rail.

FIRST FLOOR OPEN PLAN LANDING

SPACIOUS LOUNGE 14' 9" x 12' 1" (4.5m x 3.68m) North aspect, benefiting from distant downland views, comprising pvcu double glazed window with juliet balcony, lvt flooring, contemporary wall mounted radiator, sunken spotlights, staircase with glass balustrade upto second floor landing. Door to Bedroom two.

BEDROOM TWO 15' 1" x 7' 8" (4.6m x 2.34m) South/East aspect. Comprising two pvcu double glazed windows with fitted shutter blinds, sunken spotlights.

SECOND FLOOR LANDING Loft hatch access with pull down ladder being partly boarded.

BEDROOM ONE 11' 10" x 11' 7" (3.61m x 3.53m) North aspect benefitting from distant downland views. Comprising pvcu double glazed window, built in wardrobe with hanging rail, wall mounted radiator.

BEDROOM THREE 10' 10" x 8' 7" (3.3m x 2.62m) South/East aspect. Comprising pvcu double glazed window benefitting from roof top and distant sea views, radiator.

MODERN BATHROOM 7' 8" x 7' 4" (2.34m x 2.24m) into recess. South/East aspect. Comprising obscure glass pvcu double glazed window, shower cubicle having contemporary wall mounted shower with integrated body jets and shower attachment, sunken spotlights, fully tiled walls, panel enclosed bath with shower attachment, part tiled walls, contemporary hand wash basin, contemporary low flush wc, solid oak wood flooring.

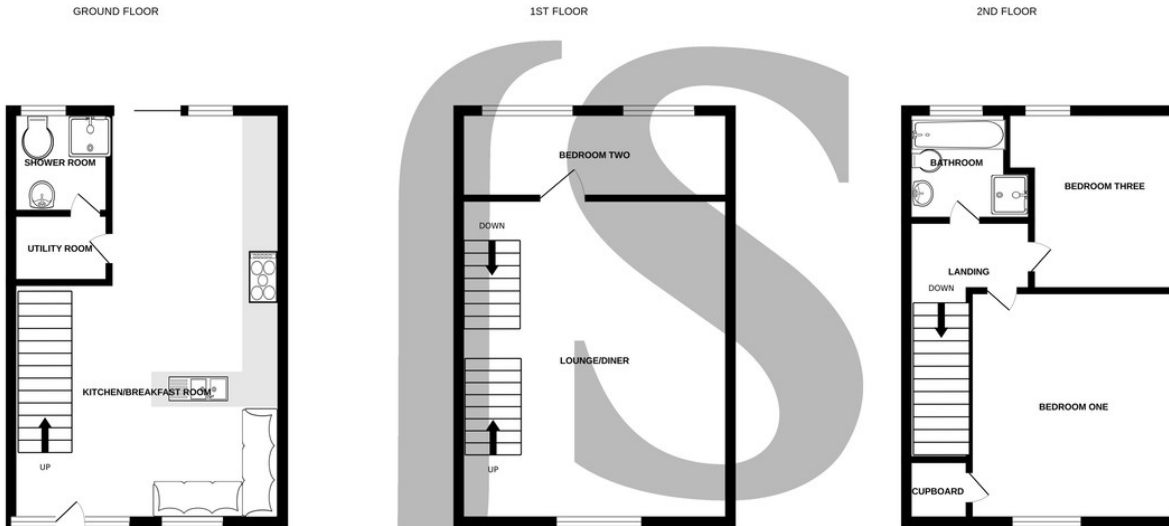
FRONT GARDEN Block paving affording off road parking for two vehicles, wall mounted light.

SOUTH/EAST FACING REAR GARDEN Raised decked area stepping down onto artificial grass with pebble stone borders and raised flower beds, fence enclosed,

SUMMER HOUSE 9' 6" x 9' 5" (2.9m x 2.87m) Being of timber construction with pitched roof.



To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)		
A		
(81-91)		87
B		
(69-80)	74	
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	

Property Details:

Floor Area: 1,044 sq ft (97 sq m) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band C

Whilst we endeavour to make our property 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, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

Shoreham Office | 31 Brunswick Road | Shoreham-By-Sea | West Sussex | BN43 5WA
 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



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