



Ormonde Way | Shoreham by Sea | BN43 5YB

Offers Over £500,000



We are delighted to offer for sale this spacious five bedroom end of terraced family home situated in this popular Shoreham Beach location.



Key Features

- Five Bedroom End Of Terrace
- Off Road Parking
- Contemporary Open Plan Kitchen/Breakfast Room/Lounge
- Ground Floor Wc
- Southerly Facing Rear Garden
- Views Over South Downs
- Popular Shoreham Beach Location
- Modern Family Bathroom
- Contemporary Shower Room
- Close To Walks Along River Adur



5 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

Obscure glass pvcu double glazed door through to:-

SPACIOUS ENTRANCE HALL North/West aspect. Comprising pvcu double glazed window, radiator, laminate flooring, recessed lighting, ceiling mounted smoke detector, ceiling mounted fire safety mist sensor. Wall mounted HIK Vision home cctv system (with video door bell function available), understairs storage cupboard housing wall mounted electric meter and fire safety mist system.

GROUND FLOOR WC Comprising low flush wc with integrated hand wash basin having mixer tap and tiled splashbacks, extractor fan, tiled flooring, towel rail, recessed lighting on a motion sensor.

DUAL ASPECT OPEN PLAN KITCHEN/BREAKFAST ROOM/LOUNGE North/West & South/East aspect.

Modern Fitted Kitchen Area: Comprising pvcu double glazed window benefitting from pleasant distant downland views, laminate work surfaces with cupboards below, matching eye level cupboards, inset four ring induction hob with oven below and extractor fan over, matching integrated cupboard housing Ideal combination boiler, matching integrated fridge/freezer, dishwasher and Neff washing machine. Recessed lighting, ceiling mounted smoke detector, ceiling mounted fire safety mist sensor, breakfast bar with seating for two, laminate flooring.

Lounge Area: South/East and South/West aspect. Comprising obscure glass pvcu double glazed window, pvcu double glazed windows and double doors out onto South/East aspect feature rear garden, laminate flooring, radiator, recessed lighting, two ceiling mounted fire safety mist sensors, feature wood panelled wall.

FIRST FLOOR LANDING South/West aspect. Comprising obscure glass pvcu double glazed window, recessed lighting, ceiling mounted wifi booster, ceiling mounted smoke detector, two ceiling mounted fire safety mist sensors.

MAIN BEDROOM South/East aspect. Comprising two pvcu double glazed windows, two radiators, laminate flooring, two light fittings, two ceiling mounted smoke detectors, two ceiling mounted fire safety mist sensors.

BEDROOM THREE North/West aspect. Comprising floor to ceiling pvcu double glazed window benefitting from distant downland and Shoreham airport views, carpeted flooring, single light fitting, radiator, ceiling mounted smoke detector, ceiling mounted fire safety mist sensor.

MODERN FITTING SHOWER ROOM Comprising walk in shower cubicle with integrated shower attachment over benefitting from fully tiled walls, extractor fan, single light fitting, hand wash basin with mixer tap and vanity unit below, tiled flooring.

INTERNAL Continued....

SECOND FLOOR LANDING South/West aspect. Comprising two obscure glass pvcu double glazed windows, recessed lighting, ceiling mounted smoke detector, two ceiling mounted fire safety mist sensors, built in storage cupboard with shelving.

BEDROOM TWO North/West aspect. Comprising pvcu double glazed window benefitting from pleasant distant downland and Shoreham airport views, carpeted flooring, radiator, single light fitting, ceiling mounted smoke detector, ceiling mounted fire safety mist sensor.

BEDROOM FOUR South/East aspect. Comprising pvcu double glazed window, carpeted flooring, radiator, single light fitting, ceiling mounted smoke detector, ceiling mounted fire safety mist sensor.

MODERN FITTED FAMILY BATHROOM South/East aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath with integrated shower over benefitting from fully tiled walls, low flush wc, hand wash basin with mixer tap and vanity unit below, heated towel rail, recessed lighting, extractor fan.

THIRD FLOOR LANDING North/West aspect. Comprising velux window benefitting from pleasant downland and Shoreham airport views, carpeted flooring, single light fitting, ceiling mounted smoke detector, ceiling mounted fire safety mist sensor.

BEDROOM FIVE South/East and North/West aspect. Comprising one velux window benefitting from distant downland, Shoreham airport and Lancing college, further velux window with distant sea views, eaves storage cupboards, radiator, carpeted flooring, ceiling mounted smoke detector, ceiling mounted fire safety mist sensor, space and provision for tumble dryer.

EXTERNAL

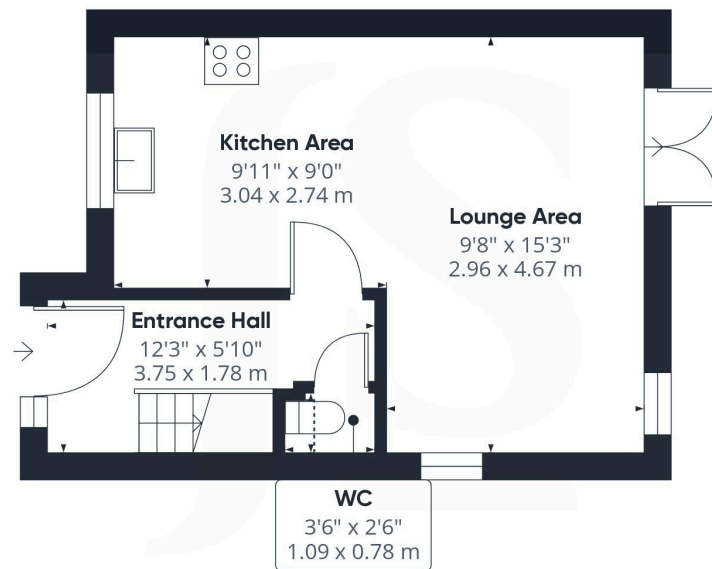
FRONT GARDEN Laid to off street parking for approximately two vehicles.

SOUTH/EAST ASPECT REAR GARDEN Large patio area leading onto large artificial lawned area, fence and part wall enclosed, outside heater, outside lights, outside tap, raised flower beds, external power points, gate to side access.

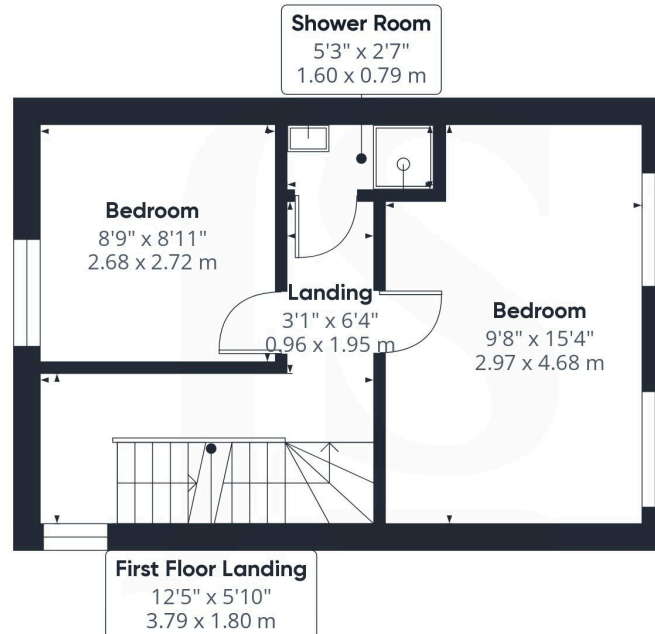
LOCATION

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 as is access to walks along the River Adur. There is a footbridge over the River Adur close to the other local shops in Ferry Road whilst the foreshore is approximately 500 yards distant.

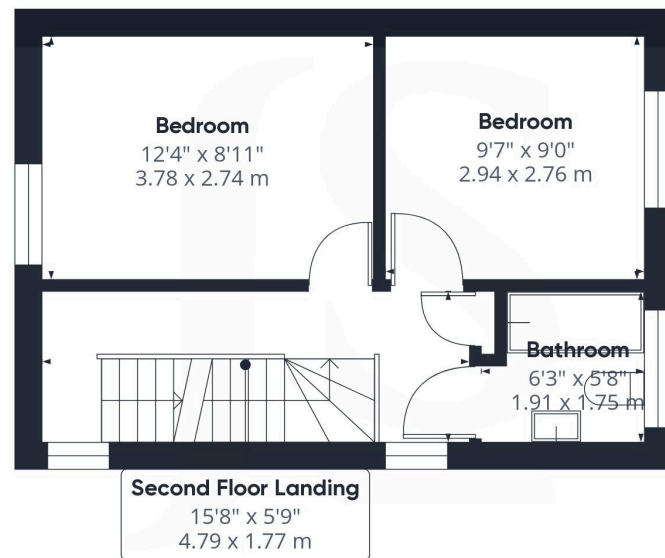




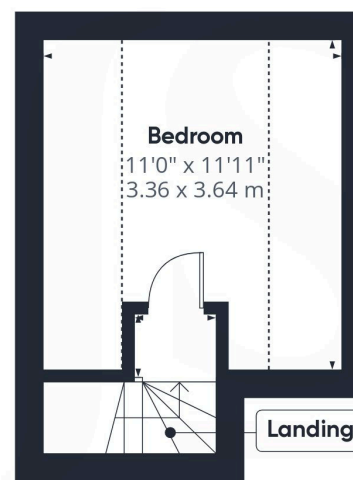
Floor 0



Floor 1



Floor 2



Floor 3



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	91
(69-80) 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 (as quoted by EPC: 1302sqft)

Tenure: Freehold

Council tax band: D

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.