



Price
£600,000
Freehold

Orchard Close, Shoreham-By-Sea

- Detached House
- Three Double Bedrooms
- Integrated Garage
- Off Road Parking
- Located Close To Shoreham Town Shoreham
- Swiss Gardens Catchment Area
- Low Maintenance Garden
- Gas Central Heating & Double Glazing
- Well Presented Throughout
- EPC - TBC

Robert Luff & Co are delighted to welcome to the market this STUNNING, THREE STOREY DETACHED HOUSE, ideally located within a few minutes' walk of Shoreham High Street, with it's fine array of independent shops, restaurants and cafe's. Swiss Gardens Primary School is also within a few hundred yards and Shoreham's mainline railway station is easily accessible. The River Adur is within a stone's throw, offering beautiful walks and fantastic watersports facilities. At the top of the road, you will find two of Shoreham's popular pubs, including the recently re-opened Red Lion Inn - Perfect for a real ale or a Sunday roast!

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Accommodation

Entrance Porch

With double glazing and PVC door. Internal front entrance door into:

Entrance Hall

Lounge 14'10 x 12'10 (4.52m x 3.91m)

Carpeted, radiator and double glazed window to front aspect.

Dining Area 11'0 x 7'11 (3.35m x 2.41m)

Carpeted, radiator and double glazed double doors leading out to the rear garden.

Kitchen 11'0 x 7'06 (3.35m x 2.29m)

Vinyl flooring, matching range of wall and base units with work surface incorporating a stainless steel sink unit with mixer tap and drainer, integrated AEG electric oven and fridge freezer, gas hob with extractor hood over, space for further appliances and double glazed window. Door into:

Lean To

Door leading to garage and garden, vinyl flooring, door into separate WC, PVC roof and windows.

Bedroom Two 13'00 x 9'07 (3.96m x 2.92m)

Carpeted, radiator and double glazed window to front aspect.

Bedroom Three 13'0 x 9'07 (3.96m x 2.92m)

Carpeted, radiator and double glazed window to rear aspect.

Bathroom

Vinyl flooring, walk in shower cubicle, panel enclosed bath with shower attachment, wash hand basin, low level flush WC, fully tiled and double glazed window to rear aspect.

Study/Inner Hallway 8'09 x 6'02 (2.67m x 1.88m)

Carpeted, stairs leading to second floor, understairs cupboard and double glazed window to front aspect.

Bedroom One 17'01 x 10'03 (5.21m x 3.12m)

Carpeted, radiator, storage to the eaves and dual aspect double glazed windows.

South/West Rear Garden

Laid to patio and decorative stone, fully fence enclosed.

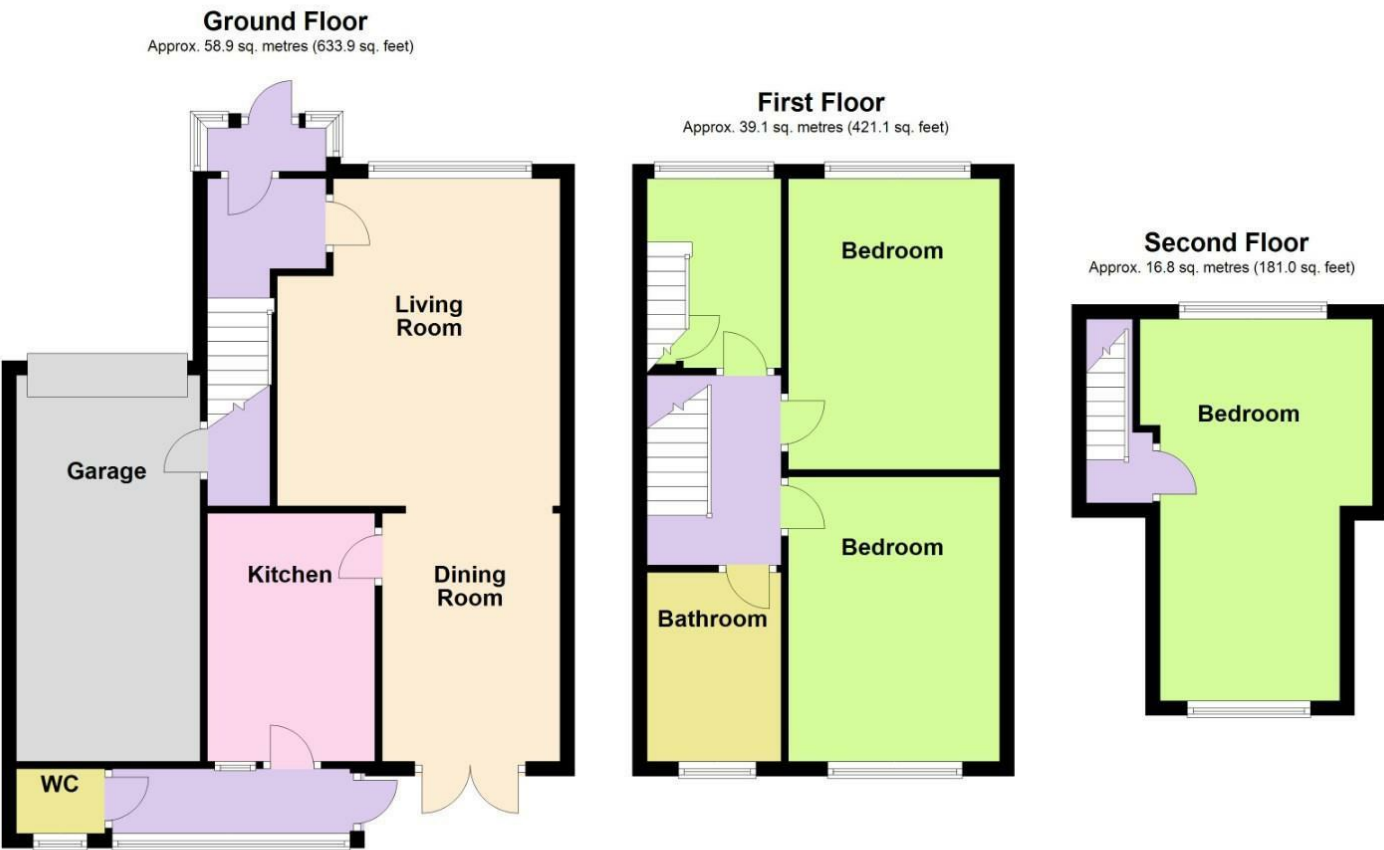
Garage

Up and over door, power and light, plumbing for washing machine and space for fridge freezer.


Parking


Off road parking driveway leading to garage.





Total area: approx. 114.8 sq. metres (1236.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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